

PINE RIDGE PLANTATION
Community Development District

May 21, 2019

Pine Ridge Plantation Community Development District

475 West Town Place, Suite 114, St. Augustine, Florida 32092

P: (904) 940-5850 • F: (904) 940-5899

May 15, 2019

Board of Supervisors
Pine Ridge Plantation
Community Development District

Dear Board Members:

The Meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held Tuesday, May 21, 2019 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. Following is the advance agenda for the meeting:

- I. Roll Call
- II. Audience Comments
- III. Affidavit of Publication
- IV. Approval of the Minutes of the April 16, 2019 Meeting
- V. Public Hearing Adopting Rates for Recreational Facility, Resolution 2019-04
- VI. Consideration of Proposal from The Lake Doctors for Fiscal Year 2020 Lake Maintenance
- VII. Consideration of Resolution 2019-05, Approving the Proposed Budget for Fiscal Year 2020 and Setting a Public Hearing Date for Adoption
- VIII. Consideration of Clay Electric Street Light Project
- IX. Other Business
- X. Staff Reports
 - A. Attorney
 - B. District Manager
 1. Discussion of July Meeting Date
 2. Report on the Number of Registered Voters (1,116)
 - C. Engineer
 - D. Operations Manager - Report
 - E. Amenity Manager
- XI. Audience Comments / Supervisor's Requests
- XII. Financial Statements
 - A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending April 30, 2019
 - B. Assessment Receipts Schedule
 - C. Approval of Check Register

XIII. Next Scheduled Meeting – TO Be Determined @ 6:00 p.m. at the Pine Ridge Plantation Amenity Center

XIV. Adjournment

Enclosed for your review and approval is a copy of the minutes of the April 16, 2019 meeting.

The fifth order of business is the public hearing adopting rates. A copy of Resolution 2019-04 is enclosed for your review.

The sixth order of business is consideration of proposal from The Lake Doctors, which is enclosed for your review.

The seventh order of business is approval of the proposed budget for Fiscal Year 2020 and consideration of Resolution 2019-05, which is enclosed for your review along with a copy of the proposed budget. Approval of the proposed budget begins the budget process, allowing in excess of 60 days for Board and staff input prior to a public hearing and adoption of the budget.

Enclosed under the Manager's Report is a letter from the Supervisor of Elections Office.

Enclosed under the Operations Manager's Report is a memorandum.

Copies of the Balance Sheet and Statement of Revenues & Expenditures, Assessment Receipts Schedule and Check Register are enclosed for your review.

If you have any questions, please contact me.

Sincerely,

Ernesto Torres

Ernesto Torres
District Manager

cc:	Jason Walters	Amy Hembree
	Peter Ma	Chris Hall
	Darrin Mossing	Rich Whetsel
	Amanda Rentsch	

AGENDA

***Pine Ridge Plantation
Community Development District
Agenda***

Tuesday
May 21, 2019
6:00 p.m.

Pine Ridge Plantation Amenity Center
4200 Pine Ridge Parkway
Middleburg, Florida 32068
District Website: www.pineridgeplantationcdd.com

- I. Roll Call
- II. Audience Comments
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- XIV. Adjournment

THIRD ORDER OF BUSINESS

**PUBLISHER AFFIDAVIT
CLAY TODAY**
Published Weekly
Orange Park, Florida

**STATE OF FLORIDA
COUNTY OF CLAY:**

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF RULEMAKING

in the matter of

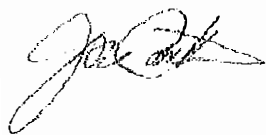
AMENITY CENTER

LEGAL: 43725 ORDER: 238987

was published in said newspaper in the issues:

04/11/2019

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me on **04/11/2019** **CHRISTIE LOU WAYNE**
Christie Lou Wayne
MY COMMISSION # GG24173
EXPIRES: September 20, 2020
NOTARY PUBLIC, STATE OF FLORIDA

3515 US HWY 17 Suite A, Fleming Island FL 32003
Telephone (904) 264-3200 - FAX (904) 264-3285
E-Mail: Christie@opcfla.com

**NOTICE OF RULEMAKING FOR AMENITY CENTER
RULES AND RATES BY PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT**

A public hearing will be conducted by the Board of Supervisors of the Pine Ridge Plantation Community Development District on Tuesday, May 21, 2019 at 6:00 p.m. at, the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068.

In accordance with Chapters 190 and 120, Florida Statutes, the Pine Ridge Plantation Community Development District ("District") hereby gives the public notice of its intent to adopt proposed rates related to the use of the District's recreational facilities. The public hearing will provide an opportunity for the public to address proposed rates. The proposed fees are as follows:

	Recommended Fee	
	Minimum	Maximum
Facility Rental Fees/Deposits		
Rental Fee		
Club House - Monday - Thursday	\$75.00	\$125.00
Outdoor Patio - Monday - Thursday	\$75.00	\$125.00
Club House - Friday - Sunday	\$100.00	\$250.00
Outdoor Patio - Friday - Sunday	\$100.00	\$250.00
Security Deposit		
Private Party Rental (1-25 attendees)	\$75.00	\$500.00
Private Party Rental (more than 25 attendees)	\$100.00	\$750.00
Facility Use Fees		
Annual Fee for Non-Resident Fee Paying Families	\$1,500.00	\$5,000.00
Replacement or Additional Facility Use Card Fee	\$5.00	\$25.00
Miscellaneous Fees		
Insufficient Funds Fee	\$50.00	\$100.00

The proposed rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Center Rules & Rates is to provide for efficient District operations by setting policies, regulations, rates and fees to implement the provisions of Section 190.035, Florida Statutes (2015). Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in Clay Today on April 4, 2019.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Office at least forty-eight (48) hours before the hearing by contacting the District Manager at (904) 940-5850. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Office.

A copy of the proposed rule may be obtained by contacting the District Manager, 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or at (904) 940-5850.

Legal 43725 published April 11, 2019 in Clay County's Clay Today newspaper.

PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF RULE DEVELOPMENT MEETING

in the matter of

APRIL 16TH


43724

LEGAL: 43627 ORDER: 297206

was published in said newspaper in the issues:

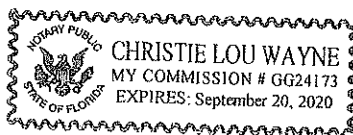
04/04/2019

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me 04/04/2019.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: ChristieC@opcfla.com

**NOTICE OF
 RULE DEVELOPMENT
 BY THE PINE RIDGE
 PLANTATION COMMUNITY
 DEVELOPMENT DISTRICT**

In accordance with Chapters 190 and 120, Florida Statutes, the PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ("District") hereby gives notice of its intention to develop rules regarding the establishment of fees related to the use of the District's recreational facilities and services. The purpose and effect of these rules is to provide for efficient and effective District operations by setting rates and fees to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes (2015). A public hearing will be conducted by the District on May 21, 2019, at 6:00 p.m., at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. A copy of

the proposed rules may be obtained by contacting the District Manager, at 475 West Town Place, Suite 114, St. Augustine, Florida 32092 or at (904) 940-5850.

Ernesto Torres
 District Manager
 Legal 43724 published April 4, 2019
 in Clay County's Clay Today
 newspaper

FOURTH ORDER OF BUSINESS

MINUTES OF MEETING
PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT

The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District was held on Tuesday, April 16, 2019 at 6:00 p.m. at Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, FL 32068.

Present and constituting a quorum were:

Matt Biagetti	Chairman
Maria Haney	Vice Chairperson
Jeff Arp	Supervisor
Jerry Ritchie	Supervisor
Nancy McNulty	Supervisor

Also present were:

Ernesto Torres	District Manager
Jason Walters	District Counsel (by phone)
Chris Hall	Operations Manager
Amanda Ferguson	Amenity Manager
Maria Cranford	RMS
Rhonda Mossing	MBS Capital Markets

FIRST ORDER OF BUSINESS

Roll Call

Mr. Torres called the meeting to order at 6:00 p.m.

SECOND ORDER OF BUSINESS

Audience Comments

There being no audience comments, the next item followed.

THIRD ORDER OF BUSINESS

**Approval of the Minutes of the January 15,
2019 Meeting and the February 19, 2019
Special Meeting**

Mr. Torres stated included in your agenda package is a copy of the minutes of the January 15, 2019 meeting and the February 19, 2019 special meeting. Are there any additions, corrections or deletions?

On MOTION by Mr. Biagetti seconded by Ms. McNulty with all in favor the Minutes of the January 15, 2019 Meeting and the February 19, 2019 Special Meeting were approved.

FOURTH ORDER OF BUSINESS**Discussion of Refunding**

Mr. Walters stated we have Rhonda Mossing here, who works for the investment banking group that has worked with us on all of our financings. We had them working on the market conditions and the credit worthiness of the debt on a refinancing. She will be able to give us a breakdown of where the market is at and how we are looking for a potential refinancing.

Ms. Mossing stated we reviewed the credit of the District and what we are proposing is a senior subordinate structure for the refunding of the bonds. That means that we have segregated the District into two pieces; one is the developed piece and then the other piece is the 790 vacant lots that still need to be developed and that represents about 27% of your debt. We would do a senior bond issue for the developed portion and the subordinate bond issue that basically represents the undeveloped portion and then the two of them blended together will give you an average coupon rate on your bonds that is less than what you are paying now. In today's market, you are probably looking on your senior bonds, which would be rated and insured at an interest rate of between 3% and 3 ½% and then the subordinate piece would be in the neighborhood of 5% to 5 ¼%. The two of them blended together would be the average coupon that you would pay on the bonds, which is still quite a bit less than what you are paying now. We are just waiting for direction from the board on how you want to proceed.

Mr. Ritchie asked what are the fixed cost for refinancing?

Ms. Mossing responded that is all rolled into the refinancing and paid for out of the refinancing. This all includes the bond insurance, the rating, the attorney's fees and the underwriter's fees but you are looking at \$600,000. You are looking at a total savings of \$1.3M. If you decided to refund the bonds and not lower the current assessments, you could take that \$1.3M and invest that into capital projects, which means everyone's assessments would stay the same as they are now but you would generate funds for projects. The next alternative is you could do something halfway in between. If you didn't need \$1.3M then you could put some in savings and use some for capital projects.

Mr. Arp asked so you are saying that the senior bonds would be 3% to 3 ½%?

Ms. Mossing responded yes.

Mr. Arp asked and then the subordinate 5 ¼% is not insured?

Ms. Mossing responded right. They are nonrated and not insured, so they are subordinate to the senior lien debt. All of the debt service on the senior lien bonds get paid first from assessment proceeds that come in from paying for your taxes and then when those bonds are paid, the money that is left over from the assessment pays the subordinate lien bonds. The seniors would have the first lien on the assessment revenues and the subordinate would be paid next. If for some reason half of the community decided not to pay their taxes then the senior lien bonds would get paid first and the subordinate wouldn't get paid at all, so that is why they are a higher interest rate because it is a higher risk. Right now, market rates are the lowest they have been in a long time. It is a really good market right now for refinancing and I don't believe they project that it is going to change a lot between now and the end of this year. You are in a good market right now to do your refinancing. It will take you some time to get through all of the steps though, so you are probably looking at a minimum of 90 days from start to finish. Sixty days out you would adopt a resolution to set the perimeters for us to go into the market and those perimeters would be at an interest rate not exceeding x and a par amount not exceeding y.

Mr. Biagetti asked if we were to see those savings on the bond debt payment, how much in savings are you looking at?

Ms. Mossing responded the senior scenario that we ran is about 11%, so there would be approximately 11% reduction in the annual assessments.

Mr. Arp stated I do not understand a negative to not refinancing. Does anyone see a reason to put this off and not do it?

Mr. Walters responded we have talked about it for a while now. The reason we are coming to you today is because we have had some things in our favor. We rates have gone down. I think the credit has gotten better as more homes have been developed. We are now in a position to bring a deal to the board in the near future that we think is beneficial.

Mr. Arp asked and you don't need a decision today as to what we would do with the money?

Mr. Walters responded right. We don't need a firm commitment today.

Ms. Mossing stated in the future, we will be looking at the board to let us know how much you may want in capital projects money and how much you want to go towards savings. We will need that information to do anymore work on the numbers.

Mr. Biagetti asked and if we do take into account capital projects, isn't there a time limit of three years to use those funds?

Ms. Mossing responded right. You will sign a certificate at closing that says you anticipate you will expend those funds within a three year period for tax reasons. Once you decide you want to do some capital projects, you will have your engineer prepare an engineers report that identifies what those projects are and then your staff will put together a supplemental assessment methodology report, which will identify how you will pay for that part of it. Getting your bonds insured is in the best interest of the District because it lowers the interest rate even more and based upon discussions I have had that would be between 50 and 75 basis points.

Mr. Ritchie asked what is our rating now?

Ms. Mossing responded you don't have one now. You are nonrated. When you go to issue the senior subordinate structure, a small piece of it will continue to be nonrated but the developed piece we will try and get an investment grade rating on and then insurance.

Mr. Arp asked is this like a home mortgage, like where you can go out and shop the rates?

Ms. Mossing responded because you are issuing tax free municipal bonds, you hire us to put together a credit package, so that you can get an investment grade rating and bond insurance then we would go out to the market and try to sell those bonds to the big institutions. We are like your real estate agent when we go out to the market and try to find the best buyers that we can. We will hold a pricing period on one day certain. We will have already sent out this information to them two weeks in advance. We will take their bids coming in for what they are willing to pay for the bonds and then we will start awarding those to the best bidders.

A resident asked when does the 90 days begin?

Ms. Mossing responded it begins when the board receives an engineers report and approves that report and says this is what we want to do.

Mr. Biagetti stated I think we need to start investigating what we want to do with the money. I think it would probably be wise for us to speak to other homeowners and get a plan together, so we can move forward with an engineers report.

On MOTION by Mr. Arp seconded by Ms. Haney with all in favor
Authorizing Staff to Move Forward on Refinancing was approved.

FIFTH ORDER OF BUSINESS

Consideration of Clay Electric Proposals

Mr. Torres stated the board provided additional guidance at the last meeting regarding the proposals. Clay Electric came back to recommend four additional poles to go beyond Buggy Whip at a cost of \$2,920. There is no extra cost or any savings if Clay Electric installs the poles in phases. I sent an email to Steve Preis with the HOA. I did not receive a reply. I contacted Vina with the management company on two separate occasions and I did not receive a reply. I did have a phone conversation with her and she said the HOA met and discussed this and it appeared the HOA is not interested in providing any funds towards this lighting project. If the board chose to fund the lighting project on Tynes and the charter school area, you are looking at a projected cost of \$146,285.89.

Ms. Haney asked did they give you an idea of what the monthly rental fee was?

Mr. Torres responded yes. It is a flat rate of \$400 a month.

Ms. Haney asked does that price include the electricity?

Mr. Torres responded yes.

Mr. Ritchie stated I had a discussion with a couple residents that live at the corner of Foggy Day and Pine Ridge Parkway and there is an intersection that has no lighting. I think that should be considered into this conversation.

Mr. Arp stated I don't think any of us want to delay it anymore. You said it was \$146,000 plus \$1,500?

Mr. Torres responded yes. Your contribution to capital reserves is about \$100,000 a year. Your expenditures for repairs is at \$6,000 and your projected was \$35,000. I believe you will be back to the \$500,000 that you have now in a year and a half.

Ms. Haney stated I am very disappointed in the homeowners association. This needs to be done regardless of if the homeowners association wants to step up or not.

Mr. Biagetti stated I would somewhat mimic that. If we were to break it up, we wouldn't be spending \$146,000 all at once. I am not saying that safety is not important to me because it absolutely is. This may be something that we can plan as an upgrade with the lighting and the refinancing. We could possibly use that funding for this project. I also realize that we need to do something right now. I think we should do the intersection here at Pine Ridge and Tynes heading towards Wetland Ridge and the section heading back to the charter school just east of Buggy Whip, which would be \$11,273.19. We could give Ernesto a not to exceed amount of \$13,000 in case there is additional lighting needed. I still think this should be the County's responsible and maybe put it on the HOAs agenda for their next meeting.

Ms. Mossing stated I just wanted to make a suggestion. If your goal is to pay for it out of future bond money, you could make a motion to ask Jason to prepare a resolution that allows you to go ahead with the project today and get reimbursed for it out of the bond issue, so that you could do everything today and then you could get reimbursed. If you do a reimbursement resolution then you could reimburse yourselves out of the future bond issue. You will need a reimbursement resolution for tax purposes.

Mr. Steve Preis stated before I say anything I want to hear from my board. The one thing I did not have is all of the information that you all have up there, as far as where the lighting is going to go. The things that were kicked around that put a damper on it was when we heard they were going to go down Tynes Boulevard. There is no reason to go down Tynes. There is no reason to fund the lights going down Tynes. That is the County's responsibility and by you saying we are going to put lights down Tynes, you are folding up and the County is saying look at these saps. That is one of the reasons why we did not come through with an answer. It wasn't an informed decision. We didn't have a full board, so therefore I couldn't make an informed decision. I tip my hat to you guys because your pockets are pretty dead but ours are not.

Mr. Joe Grassia stated this started with a light at the intersection and now we are talking about almost \$200,000 worth of project lights on a street that there are no homes on. At one point the County said they needed the CDD to sign off on liability documentation and at that point you didn't want the liability for the lights and that is when the HOA stepped away. The HOA cannot legally fund putting these on CDD property. The only way I understand that we can do it is if we built it and then turn it back over to the CDD. We do have some funds

available but we are talking about \$1,000 or \$2,000, not \$130,000. Why didn't you approach the builder in the back to add more lights? How many lights do you want to put back there?

Mr. Biagetti responded four.

Mr. Grassia stated I am sure they could have afforded it.

Mr. Biagetti stated we are slated for four months before Tynes opens up.

Mr. Arp stated I think if everyone is not on board with the Tynes lights then I don't want to spend the money either. We were trying to do what everyone wants.

A resident asked why do you have to put so many lights on Tynes? Why couldn't we reduce the number of poles and spread them out, so there will be some light?

Mr. Nazario asked isn't there a requirement to have them at least 300 feet apart?

Mr. Biagetti responded I think that is the recommended distance. I think we would want to stick with that recommended guideline.

Mr. Rooster Hendrix stated Brannonfield Master Plan dictates how far apart they are and if you don't follow that then you are going to be opening yourselves up for lawsuits if something happens.

Mr. Preis asked how much would you save if you didn't put a light on Tynes at all?

Mr. Torres responded \$135,000.

Mr. Preis asked why are you giving the County a \$135,000 gift when it is their responsibility to do?

Mr. Arp responded I think that is why we have waited so long because we were worried about the liability. I think we all want to make a decision tonight. I say let's forget Tynes.

Mr. Ritchie stated let's just move forward with the lighting down Pine Ridge Parkway for now.

On MOTION by Ms. McNulty seconded by Mr. Biagetti with all in favor the Clay Electric Street Light Proposal at a not to exceed amount of \$13,000 was approved.

SIXTH ORDER OF BUSINESS

Consideration of Proposal from VGlobalTech for Website Compliance

Mr. Torres stated this is a proposal from VGlobalTech to convert our current CDD website to be ADA compliant.

On MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor the Proposal from VGlobalTech for Website Compliance in the Amount of \$2,675 was approved.

SEVENTH ORDER OF BUSINESS Other Business

There being none, the next item followed.

EIGHTH ORDER OF BUSINESS Staff Reports

A. Attorney

There being none, the next item followed.

B. District Manager

Mr. Torres stated I will bring you the proposed budget for Fiscal Year 2020 at your May meeting. I will include an additional expense for the lighting and any other services that I foresee of being increased.

C. Engineer

There being none, the next item followed.

D. Operations Manager - Report

Mr. Hall stated the splash park has been painted. There were chips and cracks on the slide that were repaired. The mulch will be in this month. The palm trees will be trimmed this month. We have a resident that lives on Pine Lake Drive and they are requesting plants to be planted on CDD property because the kids from the school are cutting through their back yard.

A resident stated when you drive down Tynes Boulevard you will see most of the homes have bushes behind their homes but there is nothing behind our house. We were just requesting to have a few bushes planted behind our house on CDD property.

Mr. Torres asked is that area irrigated?

Mr. Hall responded yes.

Mr. Torres asked can you get us a proposal?

Mr. Hall responded yes.

Mr. Biagetti stated please bring us a proposal and an idea of what you propose.

Mr. Preis stated I want to compliment the board on putting up the dog pot stations. I would like to see four more tow away signs around the one area on Wetland Ridge Circle.

E. Amenity Manager

Ms. Ferguson stated I got with Convergent and they will be installing the Lenel Access Card System on the gate attendant's computer. As soon as we have that on there, we will be ready for the gate attendants to start taking pictures for us. They should be doing that in the next week or two and should be operational by the beginning of May. Lifeguards start back on the first weekend in May. Once school is out, the lifeguards and slide will be open on Thursday's and Friday's 12 to 4pm and Saturday's and Sunday's from 11a.m. to 5p.m. We had our Easter event this last weekend. Richmond American paid for everyone's food from two food trucks and they gave out 300 tickets to residents for food. We have another food truck night on April 28th from 4p.m. to 7p.m. We have Island Girls Seafood and Dee Queezy's. I am sad to report that I have resigned from Riverside Management Services. My husband got a job in Clearwater and I am going back to work for Governmental Management Services with Darrin Mossing at the Tampa office. I am sure it will transition fine. Maria will be taking over as the amenity manager. We will hire someone else to be her assistant. I appreciate the opportunity and hopefully I have made a small impact on making the community better.

NINTH ORDER OF BUSINESS

Audience Comments / Supervisor's Requests

Mr. Preis stated it doesn't hurt to ask the builders in the back to help fund some of the lighting in the back of the community.

Mr. Biagetti stated it is CDD property that we are adding the lights on.

Mr. Hendrix stated I have followed the board through the meeting minutes and I think you are all doing a great job. Maria has a great job. There was an issue that started with a common area next to my property on Pine Ridge Parkway and Camp Ridge. I sent a picture on September 13th to Maria. The landscaping company came through there and they mowed the

section messed up. Maria said the supervisor said he would address the issue with the foreman. On October 1st they came back and mowed and they were four foot off of my property line, so they missed four feet of the common area. I requested Chris to get involved. Chris came out with Josh on October 4th and I thought we made it pretty clear. I showed Josh my property line. On January 3rd I made Josh and Chris aware of a continuing problem. On February 27th they were again mowing four feet off of the property line. Maria reached out to Josh and he said he would take care of it. I contacted Maria again on March 27th. She messaged Amanda, so she was aware. On April 15th I watched Josh cut two or three feet off of the property line again. I walked out to him and asked him how hard was it that they can't mow it correctly. He just shrugged his shoulders and he left. It seems like there needs to be someone following up on this. The weeds this year has been horrible because the landscapers are sloppy. They are blowing stuff into my yard. They don't edge along the sidewalk. I would appreciate it if the board could get this corrected.

Mr. Torres asked can you give me a copy of your timeline, so I can send it to them?

Mr. Hendrix responded yes.

Mr. Biagetti stated thank you for bringing this to our attention. I will not say this is an isolated issue. I have spoken to other residents that live beside common areas with similar issues. I need to look at the contract. I think the mowing schedule is off or they are following that schedule.

Mr. Hendrix stated it used to be Thursday's but now I can't follow it.

Mr. Biagetti stated I would ask Chris to get with them and review the contract with them. I would be happy to sit down with you all. I think it is our duty as the board to go out for landscape bids.

Mr. Torres stated I would recommend that we put them on notice. We can give them a 30 day notice for them to get their things right and if not, we can go after new proposals.

TENTH ORDER OF BUSINESS

Financial Statements

A. Balance Sheet and Statement of Revenues & Expenditures for the Period Ending February 28, 2019

Mr. Torres stated included in your agenda package is a copy of the balance sheet and income statement.

B. Assessment Receipts Schedule

Mr. Torres stated included in your agenda package is a copy of the assessment receipts schedule.

C. Approval of Check Register

Mr. Torres stated included in your agenda package is a copy of the check register.

On MOTION by Mr. Ritchie seconded by Mr. Arp with all in favor the Check Register was approved.

ELEVENTH ORDER OF BUSINESS

**Next Scheduled Meeting – May 21, 2019 at
6:00 p.m. at the Pine Ridge Plantation
Amenity Center**

Mr. Torres stated the next meeting is scheduled for May 21, 2019 at 6:00 p.m. at this location.

TWELFTH ORDER OF BUSINESS

Adjournment

On MOTION by Mr. Biagetti seconded by Mr. Arp with all in favor the Meeting was adjourned.
--

Secretary / Assistant Secretary

Chairman / Vice Chairman

FIFTH ORDER OF BUSINESS

RESOLUTION 2019-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT ADOPTING RATES, FEES AND CHARGES; PROVIDING A SEVERABILITY CLAUSE; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Pine Ridge Plantation Community Development District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 190, *Florida Statutes*, being situated in Clay County, Florida; and

WHEREAS, Chapters 120 and 190, *Florida Statutes*, authorizes the District to adopt rules, rates, charges and fees to govern the administration of the District and defray costs of operation and to adopt resolutions as may be necessary for the conduct of District business; and

WHEREAS, the Board finds that the imposition of fees for utilization of the recreation facilities and related services is necessary in order to provide for the expenses associated with the operation and maintenance of the recreation facilities and is in the best interests of the District; and

WHEREAS, the Board finds that the fee structure outlined in **Exhibit A** is just and equitable having been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished; and

WHEREAS, the Board of Supervisors has complied with applicable Florida law concerning rule development and adoption.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. The fees in **Exhibit A** are just and equitable and have been based upon (i) the amount of service furnished; and (ii) other factors affecting the use of the facilities furnished

SECTION 2. Fees for use of the District's recreation facilities and services are adopted in accordance with **Exhibit A** for the purpose of providing revenues to maintain the operation and maintenance of the facilities, and are hereby ratified, approved and confirmed.

SECTION 3. If any provision of this resolution is held to be illegal or invalid, the other provisions shall remain in full force and effect.

SECTION 4. This resolution shall become effective upon its passage and shall remain in effect unless rescinded or repealed.

PASSED AND ADOPTED this 21th day of May 2019.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Print Name: _____
Secretary/Assistant Secretary

Chairperson

Exhibit A: Rates, Fees & Charges

EXHIBIT A

Pine Ridge Plantation Community Development District Facility Rentals and District Access Card User Rates Rule

	Recommended Fee	
	Minimum	Maximum
Facility Rental Fees/Deposits		
Rental Fee		
Club House – Monday - Thursday	\$75.00	\$125.00
Outdoor Patio – Monday – Thursday	\$75.00	\$125.00
Club House - Friday - Sunday	\$100.00	\$250.00
Outdoor Patio – Friday – Sunday	\$100.00	\$250.00
Security Deposit		
Private Party Rental (1-25 attendees)	\$75.00	\$500.00
Private Party Rental (more than 25 attendees)	\$100.00	\$750.00
Facility Use Fees		
Annual Fee for Non-Resident Fee Paying Families	\$1,500.00	\$5,000.00
Replacement or Additional Facility Use Card Fee	\$5.00	\$25.00
Miscellaneous Fees		
Insufficient Funds Fee	\$50.00	\$100.00

SIXTH ORDER OF BUSINESS



The Lake Doctors, Inc.
Aquatic Management Services

Corporate Offices
3543 State Road 419
Winter Springs, FL 32708
1-800-666-5253
lakes@lakedoctors.com
www.lakedoctors.com

May 2, 2019

Mr. Chris Hall
Pine Ridge Plantation CDD
c/o Governmental Management Services
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Chris,

In response to your budget request, this letter is to confirm that the monthly investment amount for **Pine Ridge Plantation CDD** will increase from \$656.00 /per month to \$670.00/ per month, effective October 1, 2019.

Should you have any questions or require additional information, please feel free to contact me at 904-626-1886 or eric.williams@lakedoctors.com. We at The Lake Doctors very much appreciate your continued business.

Sincerely,

Eric Williams
Aquatic Consultant

ERW/jkw
719342

SEVENTH ORDER OF BUSINESS

***Proposed Budget
Fiscal Year 2020***

***Pine Ridge Plantation Community
Development District***

May 21, 2019



Pine Ridge Community Development District

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Pine Ridge

Community Development District

General Fund

Description	Adopted Budget FY2019	Actual YTD As of 4/30/2019	Projected Next 5 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Revenues					
Assessments	\$537,569	\$490,608	\$46,961	\$537,569	\$537,569
Misc. Income/Facility Rental	\$3,000	\$5,500	\$1,000	\$6,500	\$3,000
Interest Earned	\$1,500	\$6,708	\$7,500	\$14,208	\$1,500
Carry Forward Surplus	\$23,118	\$0	\$0	\$0	\$34,584
Total Revenues	\$565,187	\$502,815	\$55,461	\$558,277	\$576,653
Expenditures					
Administrative					
Supervisors Fees & FICA	\$10,334	\$4,306	\$5,383	\$9,689	\$10,334
Engineering	\$7,000	\$791	\$5,000	\$5,791	\$7,000
Attorney	\$20,000	\$8,206	\$11,000	\$19,206	\$20,000
Annual Audit	\$3,750	\$0	\$3,550	\$3,550	\$3,750
Assessment Roll	\$5,260	\$4,260	\$0	\$4,260	\$5,260
Arbitrage	\$1,200	\$600	\$0	\$600	\$1,200
Trustee	\$6,000	\$0	\$6,000	\$6,000	\$6,000
Dissemination	\$5,000	\$2,917	\$2,083	\$5,000	\$5,000
Management Fees	\$44,290	\$25,836	\$18,454	\$44,290	\$44,290
Computer Time	\$1,000	\$583	\$417	\$1,000	\$1,000
Telephone	\$350	\$180	\$170	\$350	\$350
Postage	\$600	\$483	\$517	\$1,000	\$1,000
Printing & Binding	\$1,200	\$716	\$484	\$1,200	\$1,200
Insurance	\$7,893	\$7,441	\$0	\$7,441	\$7,893
Legal Advertising	\$1,500	\$317	\$1,183	\$1,500	\$1,500
Other Current Charges	\$300	\$338	\$75	\$413	\$600
Website Domain	\$1,200	\$700	\$500	\$1,200	\$1,200
Office Supplies	\$500	\$46	\$100	\$146	\$300
Dues, Licenses & Subscriptions	\$175	\$175	\$0	\$175	\$175
Administrative Expenses	\$117,552	\$57,896	\$54,915	\$112,811	\$118,052
Amenity Center					
Insurance	\$8,398	\$8,565	\$0	\$8,565	\$9,000
General Facility Maintenance	\$15,000	\$6,186	\$7,500	\$13,686	\$15,000
Repairs & Replacements	\$7,500	\$8,682	\$5,000	\$13,682	\$15,000
Recreational Passes	\$500	\$0	\$500	\$500	\$500
Postage	\$100	\$0	\$100	\$100	\$100
Printing & Email Marketing	\$125	\$0	\$125	\$125	\$125
Office Supplies	\$700	\$272	\$428	\$700	\$700
Other Current Charges	\$250	\$0	\$250	\$250	\$250
Permit Fees	\$250	\$0	\$250	\$250	\$250
Contingency	\$5,000	\$2,056	\$2,944	\$5,000	\$5,000
Amenity Management	\$50,923	\$29,705	\$21,218	\$50,923	\$50,923
Facility Assistant	\$24,561	\$0	\$10,000	\$10,000	\$24,561
Special Events	\$12,000	\$11,071	\$2,929	\$14,000	\$12,000
Preventive Maintenance	\$2,500	\$802	\$898	\$1,700	\$0

Pine Ridge

Community Development District

General Fund

Description	Adopted Budget FY2019	Actual YTD As of 4/30/2019	Projected Next 6 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Utilities					
Water & Sewer	\$3,500	\$1,957	\$1,465	\$3,422	\$3,500
Electric	\$23,000	\$8,338	\$10,000	\$18,338	\$23,000
Telephone	\$3,000	\$1,401	\$1,461	\$2,862	\$3,000
Internet	\$1,360	\$0	\$0	\$0	\$0
Management Contracts					
Field Management Services	\$20,000	\$11,667	\$8,333	\$20,000	\$20,000
Lifeguards	\$16,500	\$1,475	\$15,025	\$16,500	\$16,500
Pool Maintenance	\$12,500	\$7,058	\$5,042	\$12,100	\$12,500
Pool Chemicals	\$11,400	\$6,892	\$4,987	\$11,879	\$11,400
Janitorial Service	\$7,740	\$4,515	\$3,225	\$7,740	\$7,740
Janitorial Supplies	\$1,200	\$594	\$606	\$1,200	\$1,200
Refuse Service	\$4,850	\$3,017	\$3,018	\$6,035	\$6,100
Security	\$10,000	\$5,206	\$4,794	\$10,000	\$10,000
Amenity Center Expenses	\$242,857	\$119,458	\$110,100	\$229,558	\$248,349
Grounds Maintenance					
Landscape Maintenance	\$100,000	\$42,960	\$37,820	\$80,780	\$100,000
Lake Maintenance	\$7,728	\$5,852	\$3,280	\$9,132	\$9,300
Electric	\$2,500	\$660	\$900	\$1,560	\$2,500
Water	\$39,000	\$15,144	\$21,000	\$36,144	\$39,000
Repairs and Maintenance	\$20,000	\$7,472	\$9,000	\$16,472	\$20,000
Contingencies	\$550	\$2,235	\$0	\$2,235	\$4,451
Grounds Maintenance Expenses	\$169,778	\$74,324	\$72,000	\$146,324	\$175,251
Capital Reserve	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Total Expenses	\$565,187	\$286,678	\$237,015	\$523,693	\$576,652
EXCESS REVENUES/(EXPENSES)	\$0	\$216,137	(\$181,554)	\$34,584	\$0

	FY2019	FY2020
Units	742	742
Gross Assess per Unit	\$777	\$777
Net Assess per Unit	\$730	\$730
Total Gross Assessment	\$571,882	\$571,882
Less: Discounts & Collections (6%)	(\$34,313)	(\$34,313)
Total Net Assessment **	\$537,569	\$537,569

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

REVENUES:

Maintenance Assessments

The District will levy a Non-Ad Valorem assessment on all the platted lots within the District to pay all of the operating expenses for the Fiscal Year in accordance with the adopted budget.

Misc. Income/Facility Rental Fees

Includes replacement key deposits and income from residents for rental of facilities for personal use.

Interest Earned

Maintenance Assessment income of the District will be invested in accordance with Florida Statutes and the investment guidelines approved by the Board of Supervisors.

EXPENDITURES:

Administrative:

Supervisor Fees/FICA

The Florida Statutes allows each board member to receive \$200 per meeting not to exceed \$4,800 in one year. The amount for the fiscal year is based upon all five supervisors attending the estimated 12 annual meetings. The FICA represents the Employer's share of Social Security and Medicare taxes withheld from Board of Supervisors checks.

Engineering

The District's engineering firm, England, Thims & Miller, Inc., will be providing general engineering services to the District, including attendance and preparation for monthly board meetings, review invoices, etc.

Attorney

The District's legal counsel, Hopping Green & Sams, will be providing general legal services to the District, including attendance and preparation for monthly meetings, preparation and review of agreements, resolutions, etc.

Annual Audit

The District is required annually to conduct an audit of its financial records by an Independent Certified Public Accounting Firm.

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Assessment Roll

The District contracts with Governmental Management Services, LLC for the certifications of the District's annual maintenance and debt service assessments to the County Tax Collector and collection of Direct Assessments.

Arbitrage

The District is required to have an Arbitrage Rebate Calculation on the District's Series 2006 A/B Capital Improvement Revenue Bonds.

Trustee

The District's Series 2006 A/B Capital Improvement Revenue Bonds are held by a Trustee at U.S. Bank. The amount represents the fee for the administration of the District's bond issue.

Dissemination Agent

The District has contracted with GMS, LLC, to act as the Dissemination Agent for the District to prepare the Annual Disclosure Report required by the Security and Exchange Commission in order to comply with Rule 15(c)(2)-12(b)(5), which relates to additional reporting requirements for un-rated bond issues.

Management Fees

The District receives Management, Accounting and Administrative services as part of a Management Agreement with Governmental Management Services, LLC.

Computer Time

The District processes all of its financial activities, including accounts payable, financial statements, etc. on a main frame computer leased by Governmental Management Services, LLC.

Telephone

This item includes the cost of a telephone and fax machine.

Postage

This item includes mailing of agenda packages, overnight deliveries, correspondence, etc.

Printing & Binding

Printing and Binding agenda packages for board meetings, printing of checks, stationary, envelopes etc.

Insurance

The District's General Liability & Public Officials Liability Insurance policy is with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Legal Advertising

The District is required to advertise various notices for monthly Board meetings, public hearings etc in the Florida Times Union.

Other Current Charges

Bank charges and any other miscellaneous expenses incurred during the year.

Website Domain

Per Chapter 2014-22, Laws of Florida, all Districts must have a website by October 1, 2015 to provide detailed information on the CDD as well as links to useful websites regarding Compliance issues. This website will be maintained by GMS, LLC and updated monthly.

Office Supplies

This item includes the cost of miscellaneous office supplies.

Dues, Licenses & Subscriptions

The District is required to pay an annual fee to the Department of Economic Opportunity for \$175. This is the only expense under this category for the District.

Amenity Center

Insurance

The District's Property Insurance policy will be with Preferred Governmental Insurance Trust. PGIT specializes in providing insurance coverage to governmental agencies.

General Facility Maintenance

Cost of routine repairs and maintenance of the District's common areas and Amenity Center.

Repairs and Replacements

Represents any funds that will be used to make repairs and replacements to facility or equipment in the District Amenity Center

Recreation Passes

Represents the estimated cost for access cards to the District's Amenity Center.

Postage

This item includes mailing of newsletter to residents.

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Printing & Email Marketing

Includes costs of publishing newsletter and other mailings/emails associated with the amenity center.

Office Supplies

This item includes the cost of office supplies needed for the operation of the amenity center.

Other Current Charges

Any unanticipated costs to the amenity center

Permit Fees

Represents Permit Fees paid to the Department of Health for the swimming pool.

Contingency

This item includes a contingency for any unanticipated and unscheduled cost to the District.

Amenity Management

Services provided by Riverside Management Services, Inc. to provide management services of amenity center.

Facility Assistant

Services provided by Riverside Management Services, Inc. to provide part time staffing of amenity center.

Special Events

This item represents the estimated cost for the District to host any special events for the community throughout the Fiscal Year.

Utilities:

Water

District currently has one account with CCUA for water at the Amenity Center. Budget includes growth for additional use and new accounts.

Account #	Service Address	Monthly	Annual
257235	4200 Pine Ridge Pkwy Amenity	\$280	\$3,360
	Contingency		\$140
			\$3,500

Pine Ridge Plantation
Community Development District
GENERAL FUND BUDGET
Fiscal Year 2020

Electric

District currently has one account with Clay Electric for electric at the Amenity Center. Budget includes growth for additional use and new accounts.

Account #	Service Address	Monthly	Annual
7808611	4200 Pine Ridge/Amenity	\$1,667	\$20,000
	Contingency		\$3,000
			<hr/> \$23,000

Telephone

Telephone and fax machine

Internet

Cost of internet services used for the Amenity Center.

Management Contracts

Field Management Services

The District has contracted with Riverside Management Services, Inc. for the supervision and on-site management of Pine Ridge Plantation.

Lifeguards

The District has contracted with Riverside Management Services, Inc. to provide lifeguard services during pool operation season.

Pool Maintenance

The District has contracted with Riverside Management Services, Inc. to provide pool cleaning and maintenance services. Monthly service is \$1,008.33 for two cleanings, plus the cost of chemicals. During summer months, cleanings may be increased to three times a week.

Pool Chemicals

Poolsure will provide the necessary chemicals for the Amenity Center pool.

Janitorial Service

The District has contracted with Riverside Management Services to provide janitorial services for the Amenity Center.

Janitorial Supplies

All supplies needed for janitorial services.

**Pine Ridge Plantation
Community Development District**
GENERAL FUND BUDGET
Fiscal Year 2020

Refuse Service

This item includes the cost of garbage disposal for the District.

Security

The District employs off-duty officers through the Clay County Sheriff's Office to provide security services for the District.

Grounds Maintenance:

Landscape Maintenance

The District has contracted with R&D Landscape & Irrigation to provide landscaping services to all the common areas within the District. The current contract is \$7,160.00 per month.

Lake Maintenance

The District has contracted with The Lake Doctors to perform monthly service to include inspections and treats as necessary for the control and prevention of aquatic weeds and algae.

Electric

The District currently has the following accounts with Clay Electric.

Account #	Service Address	Monthly Average	Annual Average
8824799	4201-1 Pine Ridge Pkwy #1 Irrig Clock	\$33	\$396
8824808	1217-1 Camp Ridge Land	\$32	\$387
7371685	4392-1 Pine Ridge Park - Irrigation	\$55	\$298
8824805	1452-2 Tynes Blvd - Entrance	\$55	\$659
8837872	1484 Tynes Blvd #2 Irrig Clock/Sign	\$50	\$595
	Contingency		\$165
			<u>\$2,500</u>

Pine Ridge Plantation
Community Development District
 GENERAL FUND BUDGET
 Fiscal Year 2020

Water

The District currently has the following accounts with CCUA. Budget includes growth for additional use and new accounts.

Account #	Service Address	Monthly Average	Annual Average
246892	1376-1 Tynes Blvd Reclaimed	\$124	\$1,484
246893	1475-1 Tyne Blvd Reclaimed	\$804	\$9,642
248250	4228-1 Pine Ridge Pkwy Reclaimed	\$421	\$5,056
	4354-1 Foggy Day Dr Reclaimed		
248496	Irrigation	\$191	\$2,295
248497	4421-1 Pine Ridge Pkwy Reclaimed	\$181	\$2,172
248498	4688-1 Pine Lake Dr Reclaimed	\$35	\$420
248499	4201-2 Pine Ridge Pkwy Irrigation	\$44	\$527
257236	4200-1 Pine Ridge Pkwy Irrigation	\$157	\$1,885
260144	4200 Pine Ridge Pkwy Reclaimed	\$207	\$2,479
	Contingency		\$13,040
			<u>\$39,000</u>

Repair & Maintenance

Regular maintenance and replacement.

Contingencies

This item includes a contingency for any unanticipated and unscheduled cost to the District.

Capital Reserve

The District has established a Capital Reserve to fund renewal and replacement of the District's capital related facilities and equipment.

Pine Ridge Plantation

Community Development District

Debt Service Fund

Series 2006A

Description	Adopted Budget FY2019	Actual YTD As of 4/30/2019	Projected Next 5 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Revenues					
Interest Income	\$3,000	\$16,274	\$8,000	\$24,274	\$3,000
Assessments - Tax Roll	\$727,641	\$846,857	\$0	\$846,857	\$935,455
Fund Balance	\$233,914	\$465,175	\$0	\$465,175	\$341,263
Total Revenues	\$964,555	\$1,328,305	\$8,000	\$1,336,305	\$1,279,717
Expenditures					
Interest 11/1	\$297,810	\$297,810	\$0	\$297,810	\$287,820
Principal 5/1	\$340,000	\$0	\$340,000	\$340,000	\$360,000
Interest 5/1	\$297,810	\$0	\$297,810	\$297,810	\$287,820
Prepayment 5/1	\$0	\$0	\$30,000	\$30,000	\$0
Interest 5/1	\$0	\$0	\$9	\$9	\$0
Total Expenses	\$935,620	\$297,810	\$667,819	\$965,629	\$935,640
Other Bond Service Costs	\$0	(\$29,413)	\$0	(\$29,413)	\$0
EXCESS REVENUES / (EXPENDITURES)	\$28,935	\$1,001,082	(\$659,819)	\$341,263	\$344,077

Interest Expense - 11/1/20 \$278,100

Pine Ridge Plantation

Community Development District

Amortization Schedule

Series 2006A, Capital Improvement Revenue Bonds

DATE	BALANCE	RATE	PRINCIPAL	INTEREST	TOTAL
11/01/19	\$ 10,660,000	5.40%	\$ -	\$ 287,820.00	\$ 287,820.00
05/01/20	\$ 10,660,000	5.40%	\$ 360,000.00	\$ 287,820.00	
11/01/20	\$ 10,300,000	5.40%	\$ -	\$ 278,100.00	\$ 925,920.00
05/01/21	\$ 10,300,000	5.40%	\$ 380,000.00	\$ 278,100.00	
11/01/21	\$ 9,920,000	5.40%	\$ -	\$ 267,840.00	\$ 925,940.00
05/01/22	\$ 9,920,000	5.40%	\$ 400,000.00	\$ 267,840.00	
11/01/22	\$ 9,520,000	5.40%	\$ -	\$ 257,040.00	\$ 924,880.00
05/01/23	\$ 9,520,000	5.40%	\$ 425,000.00	\$ 257,040.00	
11/01/23	\$ 9,095,000	5.40%	\$ -	\$ 245,565.00	\$ 927,605.00
05/01/24	\$ 9,095,000	5.40%	\$ 445,000.00	\$ 245,565.00	
11/01/24	\$ 8,650,000	5.40%	\$ -	\$ 233,550.00	\$ 924,115.00
05/01/25	\$ 8,650,000	5.40%	\$ 470,000.00	\$ 233,550.00	
11/01/25	\$ 8,180,000	5.40%	\$ -	\$ 220,860.00	\$ 924,410.00
05/01/26	\$ 8,180,000	5.40%	\$ 500,000.00	\$ 220,860.00	
11/01/26	\$ 7,680,000	5.40%	\$ -	\$ 207,360.00	\$ 928,220.00
05/01/27	\$ 7,680,000	5.40%	\$ 525,000.00	\$ 207,360.00	
11/01/27	\$ 7,155,000	5.40%	\$ -	\$ 193,185.00	\$ 925,545.00
05/01/28	\$ 7,155,000	5.40%	\$ 555,000.00	\$ 193,185.00	
11/01/28	\$ 6,600,000	5.40%	\$ -	\$ 178,200.00	\$ 926,385.00
05/01/29	\$ 6,600,000	5.40%	\$ 585,000.00	\$ 178,200.00	
11/01/29	\$ 6,015,000	5.40%	\$ -	\$ 162,405.00	\$ 925,605.00
05/01/30	\$ 6,015,000	5.40%	\$ 620,000.00	\$ 162,405.00	
11/01/30	\$ 5,395,000	5.40%	\$ -	\$ 145,665.00	\$ 928,070.00
05/01/31	\$ 5,395,000	5.40%	\$ 650,000.00	\$ 145,665.00	
11/01/31	\$ 4,745,000	5.40%	\$ -	\$ 128,115.00	\$ 923,780.00
05/01/32	\$ 4,745,000	5.40%	\$ 690,000.00	\$ 128,115.00	
11/01/32	\$ 4,055,000	5.40%	\$ -	\$ 109,485.00	\$ 927,600.00
05/01/33	\$ 4,055,000	5.40%	\$ 725,000.00	\$ 109,485.00	
11/01/33	\$ 3,330,000	5.40%	\$ -	\$ 89,910.00	\$ 924,395.00
05/01/34	\$ 3,330,000	5.40%	\$ 765,000.00	\$ 89,910.00	
11/01/34	\$ 2,565,000	5.40%	\$ -	\$ 69,255.00	\$ 924,165.00
05/01/35	\$ 2,565,000	5.40%	\$ 810,000.00	\$ 69,255.00	
11/01/35	\$ 1,755,000	5.40%	\$ -	\$ 47,385.00	\$ 926,640.00
05/01/36	\$ 1,755,000	5.40%	\$ 855,000.00	\$ 47,385.00	
11/01/36	\$ 900,000	5.40%	\$ -	\$ 24,300.00	\$ 926,685.00
05/01/37	\$ 900,000	5.40%	\$ 900,000.00	\$ 24,300.00	\$ 924,300.00
Total			\$ 10,660,000.00	\$ 6,292,080.00	\$ 16,952,080.00

** Revised as of 1/21/15

Pine Ridge Plantation

Community Development District

Capital Reserve

Description	Adopted Budget FY2019	Actual YTD As of 4/30/2019	Projected Next 6 Months	Projected Thru 9/30/19	Proposed Budget FY2020
Revenues					
Capital Reserve - Transfer In	\$35,000	\$35,000	\$0	\$35,000	\$35,000
Carry Forward Surplus	\$327,493	\$299,310	\$0	\$299,310	\$327,862
Total Revenues	\$362,493	\$334,310	\$0	\$334,310	\$362,862
Expenditures					
Maintenance Reserves	\$0	\$6,448	\$0	\$6,448	\$10,000
Total Expenses	\$0	\$6,448	\$0	\$6,448	\$10,000
EXCESS REVENUES / (EXPENDITURES)	\$362,493	\$327,862	\$0	\$327,862	\$352,862

RESOLUTION 2019-05

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT APPROVING PROPOSED BUDGETS FOR FISCAL YEAR 2019/2020 AND SETTING A PUBLIC HEARING THEREON PURSUANT TO FLORIDA LAW AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the District Manager has heretofore prepared and submitted to the Board of Supervisors of the Pine Ridge Plantation Community Development District (the "Board") prior to June 15, 2019, proposed budgets for Fiscal Year 2019/2020; and

WHEREAS, the Board has considered the proposed budgets and desires to set the required public hearing thereon.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT:

1. The budgets proposed by the District Manager for Fiscal Year 2019/2020 attached hereto as **Exhibit A** are hereby approved as the basis for conducting a public hearing to adopt said budgets.
2. A public hearing on said approved budgets is hereby declared and set for the following date, hour and location:

DATE: _____

HOUR: _____

LOCATION: _____

3. The District Manager is hereby directed to submit a copy of the proposed budgets to Clay County at least 60 days prior to the hearing set above.
4. In accordance with Section 189.016, Florida Statutes, the District's Secretary is further directed to post the approved budgets on the District's website at least two days before the budget hearing date as set forth in Section 2.
5. Notice of this public hearing shall be published in the manner prescribed in Florida law.
6. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED THIS 21ST DAY OF MAY, 2019.

ATTEST:

**PINE RIDGE PLANTATION COMMUNITY
DEVELOPMENT DISTRICT**

Secretary

By: _____
Its: _____

TENTH ORDER OF BUSINESS

B.

2.



Chris H. Chambliss

Supervisor of Elections
Clay County, Florida

April 15, 2019

Pine Ridge Plantation Community Development District
Attention: Sarah Sweeting
475 West Town Place, Suite 114
St. Augustine, FL 32092

Dear Ms. Sweeting:

I have queried the number of eligible voters residing within the Pine Ridge Plantation Community Development District as of April 15, 2019. At this time, there are 1,116 registered voters residing within the district.

Please provide the contact information and term expiration dates for the current CDD Board Members. I can be reached via the contact information at the bottom of this page or via email at LGaver@ClayElections.com.

Thank you,

Lynn Gaver, MFCEP

Clay County Supervisor of Elections Office
P.O. Box 337 | 500 North Orange Ave.
Green Cove Springs, FL 32043
(904) 269-6350 Fax (904) 284-0935

D.

Pine Ridge Plantation Community Development District

4200 Pine Ridge Parkway, Middleburg, Florida 32068

904-509-6445

Date: May 21, 2019

To: Pine Ridge Plantation CDD, Board of Supervisors

From: Maria Cranford, Amenity Manager &
Christopher Hall, District Operations Manager

Re: Monthly Facility Memorandum

Completed Items

1. Several pieces of pool furniture have been repaired.
2. The breezeway and patio areas have been pressure washed.
3. Sod has been added to the repaired drains on Pine Ridge Pkwy.
4. Tow away signs for the Wetland Ridge common areas were installed April 18th.
5. The amenity center lights are being inspected and changed as necessary.
6. Playground has been inspected and the loose equipment has been tightened.
7. Trash is being picked up weekly along the roadways and common areas.
8. Dog waste stations are being changed and stocked weekly.

Landscaping & Retention Ponds:

1. R&D Landscaping continues to maintain the grounds throughout.
2. Irrigation is being monitored and repaired as needed throughout the district.
3. Palm trees around the facilities has been trimmed.
4. Several dead trees in preserve and parks are being cut down for safety reasons.
5. Washout on lake behind Camp Ridge Lane will be repaired with fill dirt, mesh, and sod.
6. Lake Doctors continues to treat and maintain the lakes.
7. Lakes and outfall structures are being inspected and cleaned of trash and debris monthly by RMS staff.

Misc.

1. Total clubhouse and outdoor rentals for May and June: 23.
2. Lifeguards are scheduled 11 a.m. to 5p.m. Sat. and Sundays for the month of May.
3. Fitness Pro completed their quarterly inspection of fitness equipment.
4. Fitness Pro fixed the cable for the lateral pulldown bar.
5. Food truck Sunday was held Sunday April 28th with Island Girl Seafood and Dee Queezy's food trucks attending from 4 to 7pm.
6. May 11th Frozen Sweets Truck was at the amenity center from 1 to 5pm.
7. Chubby Burrito is tentatively scheduled for Saturday May 25th.
8. The Butt Hutt Smoke House food truck has been booked for Saturday June 8th from 4 to 7pm.
9. Santa Fred has been booked for this year's Christmas event.

Should you have any questions or comments regarding the above information, please contact Chris Hall at (904) 657-9211, chall@rmsnf.com or Pine Ridge Amenity Manager at (904) 291-8878 prmgr@riversidemgtsvc.com.

TWELFTH ORDER OF BUSINESS

A.

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
COMBINED BALANCE SHEET
April 30, 2019

	<u>Governmental Fund Types</u>				
	<u>General</u>	<u>Capital Reserve</u>	<u>Debt Service</u>	<u>Capital Projects</u>	<u>Totals 2019</u>
<u>ASSETS:</u>					
CASH	\$160,682	\$327,862	---	---	\$488,544
INVESTMENTS					
Reserve A	---	---	\$774,003	---	\$774,003
Prepayment A	---	---	---	---	\$0
Revenue A	---	---	\$1,001,082	---	\$1,001,082
Construction	---	---	---	\$4,414	\$4,414
State Board	\$702,028	---	---	---	\$702,028
PREPAID EXPENSES	---	---	---	---	\$0
TOTAL ASSETS	<u>\$862,710</u>	<u>\$327,862</u>	<u>\$1,775,086</u>	<u>\$4,414</u>	<u>\$2,970,072</u>
<u>LIABILITIES:</u>					
ACCOUNTS PAYABLE	\$594	---	---	---	\$594
FUND BALANCES:					
NONSPENDABLE	\$0	---	---	---	\$0
UNASSIGNED	\$862,116	---	---	---	\$862,116
RESTRICTED FOR DEBT SERVICE	---	---	\$1,775,086	---	\$1,775,086
RESTRICTED FOR CAPITAL PROJECTS	---	\$327,862	---	\$4,414	\$332,276
TOTAL LIABILITIES & FUND EQUITY & OTHER CREDITS	<u>\$862,710</u>	<u>\$327,862</u>	<u>\$1,775,086</u>	<u>\$4,414</u>	<u>\$2,970,072</u>

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/19	ACTUAL THRU 04/30/19	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Collector	\$537,569	\$537,569	\$490,608	(\$46,961)
Interest Income	\$1,500	\$875	\$6,708	\$5,833
Misc./Facility Rental Income	\$3,000	\$1,750	\$5,500	\$3,750
TOTAL REVENUES	\$542,069	\$540,194	\$502,815	(\$37,379)
<u>EXPENDITURES:</u>				
<u>ADMINISTRATIVE:</u>				
Supervisors Fees/FICA Taxes	\$10,334	\$6,028	\$4,306	\$1,722
Engineering	\$7,000	\$4,083	\$791	\$3,292
Arbitrage	\$1,200	\$600	\$600	\$0
Dissemination	\$5,000	\$2,917	\$2,917	(\$0)
Assessment Roll	\$5,260	\$5,260	\$4,260	\$1,000
Attorney	\$20,000	\$11,667	\$8,206	\$3,460
Annual Audit	\$3,750	\$0	\$0	\$0
Trustee	\$6,000	\$0	\$0	\$0
Management Fees	\$44,290	\$25,836	\$25,836	\$0
Computer Time	\$1,000	\$583	\$583	\$0
Telephone	\$350	\$204	\$180	\$24
Postage	\$600	\$350	\$483	(\$133)
Printing & Binding	\$1,200	\$700	\$716	(\$16)
Insurance	\$7,893	\$7,893	\$7,441	\$452
Legal Advertising	\$1,500	\$875	\$317	\$558
Other Current Charges	\$300	\$175	\$338	(\$163)
Website Domain	\$1,200	\$700	\$700	\$0
Office Supplies	\$500	\$292	\$46	\$245
Dues, Licenses & Subscriptions	\$175	\$175	\$175	\$0
ADMINISTRATIVE EXPENDITURES	\$117,552	\$68,338	\$57,896	\$10,442
<u>GROUNDS MAINTENANCE:</u>				
Landscape Maintenance	\$100,000	\$58,333	\$42,960	\$15,373
Lake Maintenance	\$7,728	\$4,508	\$5,852	(\$1,344)
Electric	\$2,500	\$1,458	\$660	\$798
Water	\$39,000	\$22,750	\$15,144	\$7,606
Repairs And Maintenance	\$20,000	\$11,667	\$7,472	\$4,195
Contingencies	\$550	\$321	\$2,235	(\$1,914)
GROUNDS MAINTENANCE EXPENDITURES	\$169,778	\$99,037	\$74,324	\$24,713

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT GENERAL FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2019

DESCRIPTION	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/19	ACTUAL THRU 04/30/19	VARIANCE
EXPENDITURES:				
<u>AMENITY CENTER</u>				
Insurance	\$8,398	\$8,398	\$8,565	(\$167)
General Facility Maintenance	\$15,000	\$8,750	\$6,186	\$2,564
Repairs & Replacements	\$7,500	\$4,375	\$8,682	(\$4,307)
Recreational Passes	\$500	\$292	\$0	\$292
Postage	\$100	\$58	\$0	\$58
Printing & Email Marketing	\$125	\$73	\$0	\$73
Office Supplies	\$700	\$408	\$272	\$137
Other Current Charges	\$250	\$146	\$0	\$146
Permit Fees	\$250	\$250	\$0	\$250
Contingency	\$5,000	\$2,917	\$2,056	\$861
Amenity Management	\$50,923	\$29,705	\$29,705	\$0
Facility Assistant	\$24,561	\$14,327	\$0	\$14,327
Special Events	\$12,000	\$11,071	\$11,071	\$0
Preventive Maintenance	\$2,500	\$1,458	\$802	\$656
<u>Utilities</u>				
Water & Sewer	\$3,500	\$2,042	\$1,957	\$84
Electric	\$23,000	\$13,417	\$8,338	\$5,078
Telephone	\$3,000	\$1,750	\$1,401	\$349
Internet	\$1,360	\$793	\$0	\$793
<u>Management Contracts</u>				
Field Management Services	\$20,000	\$11,667	\$11,667	(\$0)
Lifeguards	\$16,500	\$1,475	\$1,475	\$0
Pool Maintenance	\$12,500	\$7,292	\$7,058	\$233
Pool Chemicals	\$11,400	\$6,650	\$6,892	(\$242)
Janitorial	\$7,740	\$4,515	\$4,515	\$0
Janitorial Supplies	\$1,200	\$700	\$594	\$106
Refuse Service	\$4,850	\$2,829	\$3,017	(\$188)
Security	\$10,000	\$5,833	\$5,206	\$628
Capital Projects	\$35,000	\$35,000	\$35,000	\$0
AMENITY CENTER EXPENDITURES	\$277,857	\$176,190	\$154,458	\$21,732
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	\$0	\$0
TOTAL EXPENDITURES	\$565,187	\$343,565	\$286,678	\$56,887
EXCESS REVENUES (EXPENDITURES)	(\$23,118)		\$216,137	
FUND BALANCE - Beginning	\$23,118		\$647,486	
FUND BALANCE - Ending	\$0		\$863,624	

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
Month-to-Month
Fiscal Year 2019

REVENUES:

ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
Assessments - Tax Collector	\$537,569	\$0	\$2,914	\$143,786	\$332,045	\$3,939	\$4,424	\$3,500					\$490,608
Interest Income	\$1,500	\$799	\$796	\$868	\$907	\$817	\$1,013	\$1,508					\$6,708
Misc./Facility Rental Income	\$3,000	\$0	\$2,350	\$0	\$300	\$2,475	\$875	\$0					\$5,500
TOTAL REVENUES	\$542,069	\$799	\$6,060	\$144,654	\$333,252	\$7,231	\$5,812	\$5,008	\$0	\$0	\$0	\$0	\$502,815

EXPENDITURES:

ADMINISTRATIVE:

Supervisors Fees/FICA Taxes	\$10,334	\$0	\$1,077	\$0	\$1,077	\$1,077	\$0	\$1,077					\$4,306
Engineering	\$7,000	\$0	\$0	\$0	\$0	\$791	\$0	\$0					\$791
Arbitrage	\$1,200	\$0	\$600	\$0	\$0	\$0	\$0	\$0					\$600
Dissemination	\$5,000	\$417	\$417	\$417	\$417	\$417	\$417	\$417					\$2,917
Assessment Roll	\$5,260	\$0	\$4,260	\$0	\$0	\$0	\$0	\$0					\$4,260
Attorney	\$20,000	\$1,215	\$1,572	\$345	\$0	\$1,991	\$3,084	\$0					\$8,206
Annual Audit	\$3,750	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Trustee	\$6,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0					\$0
Management Fees	\$44,290	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691	\$3,691					\$25,836
Computer Time	\$1,000	\$83	\$83	\$83	\$83	\$83	\$83	\$83					\$583
Telephone	\$350	\$22	\$47	\$0	\$38	\$0	\$22	\$53					\$180
Postage	\$600	\$57	\$137	\$16	\$121	\$15	\$0	\$136					\$483
Printing & Binding	\$1,200	\$237	\$44	\$212	\$5	\$178	\$31	\$10					\$716
Insurance	\$7,893	\$7,441	\$0	\$0	\$0	\$0	\$0	\$0					\$7,441
Legal Advertising	\$1,500	\$0	\$61	\$0	\$61	\$61	\$73	\$62					\$317
Other Current Charges	\$300	\$0	\$50	\$0	\$13	\$13	\$13	\$250					\$338
Website Domain	\$1,200	\$100	\$100	\$100	\$100	\$100	\$100	\$100					\$700
Office Supplies	\$500	\$15	\$0	\$16	\$1	\$14	\$0	\$0					\$46
Dues, Licenses & Subscriptions	\$175	\$0	\$175	\$0	\$0	\$0	\$0	\$0					\$175
ADMINISTRATIVE EXPENDITURES	\$117,552	\$13,277	\$12,313	\$4,879	\$5,606	\$8,429	\$7,513	\$5,878	\$0	\$0	\$0	\$0	\$57,896

GROUNDS MAINTENANCE:

Landscape Maintenance	\$100,000	\$7,160	\$7,160	\$7,160	\$7,160	\$7,160	\$7,160	\$0					\$42,960
Lake Maintenance	\$7,728	\$656	\$656	\$656	\$1,916	\$656	\$656	\$656					\$5,852
Electric	\$2,500	\$175	\$182	\$0	\$0	\$82	\$107	\$115					\$660
Water	\$39,000	\$1,828	\$2,860	\$2,261	\$2,437	\$1,673	\$1,874	\$2,211					\$15,144
Repairs And Maintenance	\$20,000	\$0	\$1,820	\$1,201	\$1,496	\$1,667	\$1,288	\$0					\$7,472
Contingencies	\$550	\$0	\$720	\$0	\$0	\$1,515	\$0	\$0					\$2,235
GROUNDS MAINTENANCE EXPENDITURES	\$169,778	\$9,819	\$13,398	\$11,278	\$13,009	\$12,753	\$11,084	\$2,982	\$0	\$0	\$0	\$0	\$74,324

PINE RIDGE PLANTATION
COMMUNITY DEVELOPMENT DISTRICT
GENERAL FUND
 Month-to-Month
 Fiscal Year 2019

	ADOPTED BUDGET	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	TOTAL
<u>AMENITY CENTER</u>														
Insurance	\$8,398	\$8,565	\$0	\$0	\$0	\$0	\$0	\$0						\$8,565
General Facility Maintenance	\$15,000	\$0	\$1,847	\$589	\$1,250	\$1,250	\$1,250	\$0						\$6,186
Repairs & Replacements	\$7,500	\$600	\$3,340	\$1,056	\$1,337	\$625	\$1,724	\$0						\$8,682
Recreational Passes	\$500	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Postage	\$100	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Printing & Email Marketing	\$125	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Office Supplies	\$700	\$0	\$19	\$0	\$0	\$0	\$253	\$0						\$272
Other Current Charges	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Permit Fees	\$250	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Contingency	\$5,000	\$0	\$0	\$0	\$794	\$427	\$835	\$0						\$2,056
Amenity Management	\$50,923	\$4,244	\$4,244	\$4,244	\$4,244	\$4,244	\$4,244	\$4,244						\$29,705
Facility Assistant	\$24,561	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
Special Events	\$12,000	\$3,474	\$678	\$3,020	\$0	\$0	\$0	\$3,900						\$11,071
Preventive Maintenance	\$2,500	\$0	\$94	\$420	\$0	\$194	\$0	\$94						\$802
<u>Utilities</u>														
Water & Sewer	\$3,500	\$287	\$287	\$275	\$275	\$281	\$275	\$278						\$1,957
Electric	\$23,000	\$1,966	\$1,678	\$0	\$0	\$1,658	\$1,518	\$1,518						\$8,338
Telephone	\$3,000	\$206	\$369	\$220	\$34	\$369	\$0	\$203						\$1,401
Internet	\$1,360	\$0	\$0	\$0	\$0	\$0	\$0	\$0						\$0
<u>Management Contracts</u>														
Field Management Services	\$20,000	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667	\$1,667						\$11,667
Lifeguards	\$16,500	\$0	\$0	\$0	\$0	\$0	\$1,475	\$0						\$1,475
Pool Maintenance	\$12,500	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008	\$1,008						\$7,058
Pool Chemicals	\$11,400	\$953	\$953	\$997	\$997	\$997	\$997	\$997						\$6,892
Janitorial	\$7,740	\$645	\$645	\$645	\$645	\$645	\$645	\$645						\$4,515
Janitorial Supplies	\$1,200	\$131	\$121	\$48	\$0	\$219	\$75	\$0						\$594
Refuse Service	\$4,850	\$503	\$507	\$506	\$504	\$503	\$493	\$0						\$3,017
Security	\$10,000	\$683	\$1,003	\$695	\$719	\$635	\$907	\$564						\$5,205
Capital Projects	\$35,000	\$0	\$0	\$0	\$0	\$0	\$35,000	\$0						\$35,000
AMENITY CENTER EXPENDITURES	\$277,857	\$24,931	\$18,459	\$15,390	\$13,474	\$14,723	\$52,365	\$15,117	\$0	\$0	\$0	\$0	\$0	\$154,458
TOTAL EXPENDITURES	\$565,187	\$48,027	\$44,170	\$31,548	\$32,088	\$35,904	\$70,963	\$23,978	\$0	\$0	\$0	\$0	\$0	\$286,678
<u>OTHER SOURCES/USES:</u>														
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
EXCESS REVENUES (EXPENDITURES)	(\$23,118)	(\$47,228)	(\$38,110)	\$113,106	\$301,164	(\$28,673)	(\$65,150)	(\$18,971)	\$0	\$0	\$0	\$0	\$0	\$216,137

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

RESERVE FUND

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/19	ACTUAL THRU 04/30/19	VARIANCE
REVENUES:				
Capital Reserve Funding	\$35,000	\$35,000	\$35,000	\$0
TOTAL REVENUES	\$35,000	\$35,000	\$35,000	\$0
EXPENDITURES:				
Maintenance Reserve (1)	\$0	\$0	\$6,448	(\$6,448)
TOTAL EXPENDITURES	\$0	\$0	\$6,448	(\$6,448)
EXCESS REVENUES (EXPENDITURES)	\$35,000		\$28,552	
FUND BALANCE - Beginning	\$327,493		\$299,310	
FUND BALANCE - Ending	<u>\$362,493</u>		<u>\$327,862</u>	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT DEBT SERVICE FUND 2006A

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/19	ACTUAL THRU 04/30/19	VARIANCE
<u>REVENUES:</u>				
Assessments - Tax Roll	\$727,641	\$727,641	\$846,857	\$119,216
Interest Income	\$3,000	\$1,750	\$16,274	\$14,524
TOTAL REVENUES	\$730,641	\$729,391	\$863,130	\$133,739
<u>EXPENDITURES:</u>				
Interest Expense - 11/1	\$297,810	\$297,810	\$297,810	\$0
Principal Expense - 5/1	\$340,000	\$0	\$0	\$0
Interest Expense - 5/1	\$297,810	\$0	\$0	\$0
TOTAL EXPENDITURES	\$935,620	\$297,810	\$297,810	\$0
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Other Bond Service Costs	\$0	\$0	(\$29,413)	(\$29,413)
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
TOTAL OTHER FINANCIAL SOURCES/(USES)	\$0	\$0	(\$29,413)	(\$29,413)
EXCESS REVENUES (EXPENDITURES)	(\$204,979)		\$535,908	
FUND BALANCE - Beginning	\$233,914		\$1,239,178	
FUND BALANCE - Ending	<u>\$28,935</u>		<u>\$1,775,086</u>	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT CAPITAL PROJECTS FUND 2006A/B

Statement of Revenues & Expenditures and Changes in Fund Balance
For the Period Ended April 30, 2019

	ADOPTED BUDGET	PRORATED BUDGET THRU 04/30/19	ACTUAL THRU 04/30/19	VARIANCE
<u>REVENUES:</u>				
Interest Income	\$0	\$0	\$48	\$48
<u>TOTAL REVENUES</u>	<u>\$0</u>	<u>\$0</u>	<u>\$48</u>	<u>\$48</u>
<u>EXPENDITURES:</u>				
Capital Outlay	\$0	\$0	\$0	\$0
<u>TOTAL EXPENDITURES</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>OTHER FINANCIAL SOURCES/(USES)</u>				
Interfund Transfer In/(Out)	\$0	\$0	\$0	\$0
<u>TOTAL OTHER FINANCIAL SOURCES/(USES)</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>	<u>\$0</u>
<u>EXCESS REVENUES (EXPENDITURES)</u>	<u>\$0</u>		<u>\$48</u>	
FUND BALANCE - Beginning	\$0		\$4,366	
FUND BALANCE - Ending	<u>\$0</u>		<u>\$4,414</u>	

PINE RIDGE PLANTATION

COMMUNITY DEVELOPMENT DISTRICT

Bond Issue:	<u>Series 2006A Special Assessment Bonds</u>
Original Issue Amount:	\$14,090,000
Interest Rate:	5.40%
Maturity Date:	May 1, 2037
Reserve Fund Requirement:	Lesser of: (i) Max Annual Debt Service for Bonds Outstanding (ii) 125% of Average Debt Service for Bonds Outstanding (iii) 10% of Original proceeds

Bonds outstanding - 9/30/13	\$12,540,000	
Less:		
11/1/13	\$0	
5/1/14	(\$260,000)	Mandatory
5/1/14	(\$15,000)	Special Call
11/1/14	(\$35,000)	Special Call
5/1/15	(\$275,000)	Mandatory
5/1/15	(\$5,000)	Special Call
5/1/16	(\$290,000)	Mandatory
5/1/17	(\$305,000)	Mandatory
5/1/18	(\$325,000)	Mandatory
Current Bonds Outstanding:	\$11,030,000	

B.

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2019 SUMMARY OF ASSESSMENTS**

ASSESSED	# UNITS ASSESSED	SERIES 2006 DEBT ASSESSED	FY19 O&M ASSESSED	TOTAL ASSESSED
NET TAX ROLL	742	935,454.59	541,934.99	1,477,389.58
TOTAL ASSESSED NET	742	935,454.59	541,934.99	1,477,389.58

RECEIVED	BALANCE DUE	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL RECEIVED
TAX ROLL	139,925.40	846,856.52	490,607.66	1,337,464.18
TOTAL RECEIPTS	139,925.40	846,856.52	490,607.66	1,337,464.18

SUMMARY OF TAX ROLL RECEIPTS				
CLAY COUNTY DISTRIBUTION	DATE RECEIVED	SERIES 2006 DEBT RECEIVED	O&M RECEIVED	TOTAL
1	11/14/2018	5,029.93	2,913.98	7,943.91
2	11/30/2018	248,195.23	143,786.44	391,981.67
3	12/10/2018	508,603.85	294,648.42	803,252.27
4	12/18/2018	64,551.19	37,396.31	101,947.50
5	1/17/2019	6,798.54	3,938.58	10,737.12
6	2/20/2019	1,860.54	1,077.87	2,938.41
7	3/21/2019	5,776.04	3,346.22	9,122.26
8	4/12/2019	6,041.20	3,499.84	9,541.04
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
		-	-	
TOTAL FY18 TAX ROLL RECEIPTS		846,856.52	490,607.66	1,337,464.18

% TAX ROLL COLLECTED FY18	90.53%	90.53%	90.53%
TOTAL COLLECTED FY18	90.53%	90.53%	90.53%

C.

PINE RIDGE PLANTATION

Community Development District

Check Run Summary - General Fund

4/1/2019 - 4/30/2019

Date	Check Numbers	Amount
General Fund		
April 4, 2019	2355-2361	\$ 17,719.82
April 11, 2019	2362-2365	\$ 2,060.73
April 18, 2019	2366-2368	\$ 261.69
April 25, 2019	2369-2370	\$ 6,866.11
		<hr/>
		\$ 26,908.35
Utilities and Autopayments		
April 9, 2019	AT&T	\$ 202.92
April 29, 2019	Clay Electric	\$ 1,633.34
April 29, 2019	Clay County Utilities	\$ 2,488.75
April 15, 2019	SafeTouch	\$ 83.88
		<hr/>
	TOTAL UTILITIES PAID ONLINE OR AUTOPAY	\$ 4,408.89
		<hr/>
		\$ 31,317.24

*Fedex invoices available upon request.

AP300R

YEAR-TO-DATE ACCOUNTS PAYABLE PREPAID/COMPUTER CHECK REGISTER RUN 5/13/19

PAGE 1

*** CHECK DATES 04/01/2019 - 04/30/2019 ***

PINE RIDGE PLANTATION - GF
BANK A PINE RIDGE PLANTATIO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB	SUBCLASS	VENDOR NAME	STATUS	AMOUNT	.....CHECK..... AMOUNT #
4/04/19	00150	4/13/19 04132019	201904 330-57200-60100		MULIT GAME/RIDE PCKG 4/13	*	2,200.00	
					AMAZING AMUSEMENTS			2,200.00 002355
4/04/19	00151	4/02/19 1	201904 310-51300-49000		AMORT.SCHEDULE S2006A	*	250.00	
					DISCLOSURE SERVICES LLC			250.00 002356
4/04/19	00106	3/30/19 03302019	201903 330-57200-34500		SECURITY THRU 03/01-03/29	*	360.00	
					MATTHEW EDMONSON			360.00 002357
4/04/19	00003	4/01/19 187	201904 310-51300-34000		MANAGEMENT FEES-APR19	*	3,690.83	
		4/01/19 187	201904 310-51300-49100		WEBSITE ADMIN-APR19	*	100.00	
		4/01/19 187	201904 310-51300-35100		INFORMATION TECH-APR19	*	83.33	
		4/01/19 187	201904 310-51300-31300		DISSEMINATION FEE-APR19	*	416.67	
		4/01/19 187	201904 310-51300-51000		OFFICE SUPPLIES	*	.36	
		4/01/19 187	201904 310-51300-42000		POSTAGE	*	4.95	
		4/01/19 187	201904 310-51300-42500		COPIES	*	9.60	
		4/01/19 187	201904 310-51300-41000		TELEPHONE	*	52.63	
					GOVERNMENTAL MANAGEMENT SERVICES			4,358.37 002358
4/04/19	00005	3/29/19 106516	201902 310-51300-31500		GENERAL COUNSEL/MTG-FEB19	*	1,990.50	
					HOPPING GREEN & SAMS			1,990.50 002359
4/04/19	00054	4/01/19 13129558	201904 330-57200-46500		WATER MANAGEMENT-APR19	*	997.37	
					POOLSURE			997.37 002360
4/04/19	00073	4/01/19 258	201904 330-57200-46200		JANITORIAL SERVICES-APR19	*	645.00	
		4/01/19 258	201904 330-57200-46400		POOL MAINTENANCE-APR19	*	1,008.33	
		4/01/19 258	201904 330-57200-34000		OPERATIONS MGMT-APR19	*	1,666.67	
		4/01/19 258	201904 330-57200-34100		FACILITY MGMT-APR19	*	4,243.58	
					RIVERSIDE MANAGEMENT SERVICES INC			7,563.58 002361

PRP --PINERIDGE-- BPEREGRINO

CHECK DATE	VEND#	.....INVOICE..... DATE INVOICE	...EXPENSED TO... YRMO DPT ACCT# SUB SUBCLASS	VENDOR NAME	STATUS	AMOUNT	....CHECK.... AMOUNT #
		4/15/19 259	201903 330-57200-46201		*	75.00	
		JANITORIAL SUPPLIES					
		RIVERSIDE MANAGEMENT SERVICES INC					6,759.20 002370

		TOTAL FOR BANK A				26,908.35	
		TOTAL FOR REGISTER				26,908.35	

PRP --PINDERIDGE-- BPEREGRINO



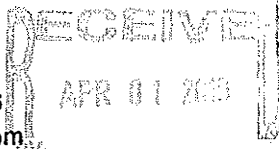
Customer Information

904.545.8112

12936 Bearpaw Place
Jacksonville, FL 32246

www.AMAZINGJAX.com

info@amazingjax.com



INVOICE

Event Date

4/13/2019

Customer Name Pine Ridge Plantation

Address 4200 Pine Ridge Parkway - Amenity Center / Clubhouse

City, St, Zip Middleburg, FL 32068

Subdivision:

Pine Ridge Plantation

Phone number Mandy Ferguson 904-803-2763

Directions GPS

Additional Information

Date Booked 1/25/19

Referred By GG

Start Time 1:00 PM

End Time 3:00 PM

Dropoff am

Occasion HOA

Age Group all

Surface grass/con

Qty	Item	Rate	Total Amount
1	Multi game and ride package:	\$2,200.00	\$2,200.00
	Spider Mountain Climb/Jump/Rock		\$0.00
	Wall combo for 2 hours,		\$0.00
	Ferris wheel for 2 hours,		\$0.00
	gladiator joust		\$0.00
	Generators, attendants for		\$0.00
	Spider climb and Ferris Wheel		\$0.00
	for 2 hours		\$0.00
			\$0.00

Special Instructions:

#180

330.572.601

PAYMENT

Method: Cash CC MO

Amount: _____

CC #: _____

Dropped Off : _____

Picked up: _____

Delivery

Subtotal \$2,200.00

Tax - 7%

Total \$2,200.00

Less Deposit

Amount Due \$2,200.00

I or we the undersigned do certify to have received this date from Amazing Amusements, LLC, the equipment listed in this contract and find it to be in good repair and operating condition as of the time of the rental. To pay at the rate stated hereon for the full time the equipment is out under this contract. To return the equipment in the same condition as when rented and to pay for all loss or damage to the equipment. To return the equipment clean or pay extra charges for cleaning by Amazing Amusements, LLC. To notify Amazing Amusements, LLC if renter desires to extend period of rental and obtain the approval of Amazing Amusements, LLC. To immediately discontinue the use of the equipment if it should become unsafe or in a state of disrepair. To use equipment solely for the purpose for which it was intended and manufactured. Not to loan or sublet the equipment. Renter gives Amazing Amusements, LLC, full right to take possession of said equipment without legal process at any time or place in the event of breach of any of the terms of this contract. The renter agrees to pay any and all costs, including a reasonable attorney's fee that Amazing Amusements, LLC, may have to expend in order to collect the rental herein described, or to regain possession of the equipment or to collect for damage done to the equipment through the fault of the renter. To pay Amazing Amusements, LLC, for any loss by theft, pilferage or vandalism. Renter agrees to pay for damage beyond repair at its fair market value when rented. The cost of the repairs will be borne by the renter, whether performed by Amazing Amusements, LLC, or, at Amazing Amusements, LLC's option, by others. Renter warrants and represents that all data and information furnished by the renter is true and correct.

I have read and understand the terms and conditions of this agreement, including the additional terms and conditions on the backside, and agree to be bound by them. I further warrant and represent that I am either the customer named above, or am authorized and empowered to accept responsibility of the equipment and to sign this agreement on the behalf and as their agent. Furthermore, I agree that I am also binding myself personally as an additional party to all of the terms and conditions of this agreement.

I UNDERSTAND THAT BY SIGNING THIS DOCUMENT I CANNOT SUE ANY OF THE RELEASED PARTIES IF I AM INJURED OR KILLED, EVEN IF MY INJURY OR DEATH IS CAUSED BY NEGLIGENCE. I HAVE CAREFULLY READ THIS ENTIRE AGREEMENT AND FULLY UNDERSTAND ITS CONTENT. I AM AWARE THAT THIS IS A WAIVER AND RELEASE OF LIABILITY AND A CONTRACT BETWEEN THE RELEASED PARTIES AND MYSELF. I VOLUNTARILY SIGN AND FURTHER AGREE THAT NO ORAL REPRESENTATIONS, STATEMENTS OR INDUCEMENTS APART FROM THE FOREGOING WRITTEN AGREEMENT HAVE BEEN MADE.

Customer Signature _____ Date _____ Company _____

Print Name _____ Drivers License # _____ Exp _____

Rules and Frequently Asked Questions

All inflatable rides, bounce houses, obstacle courses, etc. are, by nature, inherently dangerous in high winds. If winds exceed 20 mph, immediately have all participants exit the unit and turn off or unplug the blower(s) to deflate the unit.

Please observe and abide by the manufacturer's maximum weight restrictions posted on the warning placard of each inflatable.

The renter is solely responsible for the safety of the participants and care of the inflatable unit while in the renter's possession.

Do not remove the stakes or weights and move the unit once it has been installed without re-staking or securing it exactly as it was by our trained installers.

Do not use Silly String or any similar product on or near inflatables as it cannot be removed and the renter will be responsible for any damage as a result of use of these products.

Rental Agreement and Release and Waiver of Liability

Please read carefully! This is a legal document which affects your legal rights!

This Release and Waiver of Liability (The "Release") executed on this _____ day of _____, 20__ by (The "Renter") in favor of Amazing Amusements, LLC, a Florida Limited Liability Company, its affiliates members, managers and employees (collectively "Insured Name").

The Renter desires to rent from Amazing Amusements, LLC, certain mechanical, inflatable and/or concession equipment to be used by Renter, his/her guests, invitees or other persons while in Renters possession. Renter understands that use of this inflatable equipment is an inherently dangerous activity which may, by its nature, cause injury or harm to Renter, his/her guests, invites, or other persons.

The Renter does hereby freely, voluntarily, and without duress executes this Release under the following terms:

- 1. Waiver and Release:** Renter does hereby release and forever discharge and hold harmless Insured Name and its successors and assigns from any and all liability claims, and demands of whatever kind or nature, either in law or in equity, which arise or may hereafter arise from Renters possession and use of Insured Name's equipment. Renter understands and acknowledges that this Release discharges Insured Name, from any liability or claim that the Renter may have against Insured Name with respect to any bodily injury, personal injury, illness, death or property damage that may result from Renters use and possession of Insured Name's equipment.
- 2. Assumption of the Risk** Renter recognizes and understands that use of Insured Name equipment may involve inherently dangerous activities. Renter understands and acknowledges that this Release discharges Insured Name from injury, illness, death, or property damage resulting from the possession and use of Insured Name's equipment.
- 3. Insurance** Renter understands that insurance for liability, health, and medical or disability coverage in any way related to the rental of equipment under this agreement is the sole responsibility of Renter.
- 4. Indemnification** Renter agrees that he/she will indemnify and hold Insured Name harmless from any liability resulting from the use of Insured Name's equipment by Renter, his/hers assigns, heirs, guests, invites or other persons using the equipment while in Renter's possession.
- 5. Other** Renter expressly agrees that this Release is intended to be as broad and inclusive as permitted by laws of the State of Florida and that this Release shall be governed by and interpreted in accordance with the laws of the State of Florida. Renter agrees that in the event that any clause or provision shall not otherwise affect the remaining provisions of this Release which shall continue to be enforceable.

In witness whereof, Renter has executed this Release as of the day and year first above written.

Witness:

Renter:

(Signature)

(Printed name)

1005 Bradford Way
Kingston, TN 37763

Date	Invoice #
4/2/2019	1

Bill To

Pine Ridge Plantation CDD
C/O GMS

RECEIVED
APR 02 1964

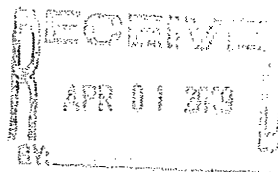
Terms	Due Date
Net 30	5/2/2019

Description	Amount
Amortization Schedule Series 2006A 5-1-19 Prepay \$30,000 <div style="text-align: center;"> 4181 26,513.32 </div>	250.00
	Total \$250.00
	Payments/Credits \$0.00
	Balance Due \$250.00

Matt Edmonson
1561 Night Owl Tr, Middleburg, FL 32068
(386) 931-6948

CCSO OFF-DUTY INVOICE

INVOICE DATE
DATE 03/30/2019



TO:
PINE RIDGE PLANTATION
4200 PINE RIDGE PARKWAY
MIDDLEBURG, FL 32068

FOR:
loliver@gmsnf.com
prmgr@liversidemgtsvc.com

DATE WORKED	DESCRIPTION	TIME IN/OUT	HOURS	RATE	AMOUNT
03-01-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
03-16-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
03-29-19	Neighborhood Pool and Clubhouse patrol and security	1800-2200	4.0	\$30.00	\$120.00
	#106				
	<i>C. Hall</i> 4/1/19				
	Security thru				
	001.330.57200.34500				
DEPUTY SIGNATURE:	TOTAL				\$360.00

Make all checks payable to Matthew Edmonson

Thank you for your business!

Governmental Management Services, LLC

1001 Bradford Way
Kingston, TN 37763

Invoice

Invoice #: 187

Invoice Date: 4/1/19

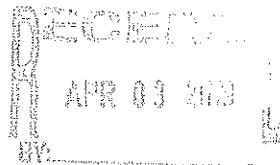
Due Date: 4/1/19

Case:

P.O. Number:

Bill To:

Pine Ridge Plantation CDD
475 West Town Place
Suite 114
St. Augustine, FL 32092

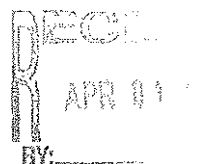


Description	#	Hours/Qty	Rate	Amount
Management Fees - April 2019		310-513.34	3,690.83	3,690.83
Website Administration - April 2019		441	100.00	100.00
Information Technology - April 2019		381	83.33	83.33
Dissemination Agent Services - April 2019		313	416.67	416.67
Office Supplies		51	0.36	0.36
Postage		42	4.95	4.95
Copies		423	9.60	9.60
Telephone		41	52.63	52.63
Total				\$4,358.37
Payments/Credits				\$0.00
Balance Due				\$4,358.37

Hopping Green & Sams

Attorneys and Counselors

119 S. Monroe Street, Ste. 300
P.O. Box 6526
Tallahassee, FL 32314
850.222.7500



STATEMENT

March 29, 2019

Pine Ridge Community Development District
Governmental Management Services
5385 North Nob Hill Road
Sunrise, FL 33351

Bill Number 106516
Billed through 02/28/2019

#S
310 513,315

General Counsel/Monthly Meeting

PRIDGE 00001 JMW

FOR PROFESSIONAL SERVICES RENDERED

02/05/19	JMW	Confer with Torres regarding Clay Electric meeting; research ownership and installment issues.	0.70 hrs
02/07/19	JMW	Review correspondence from Clark regarding deferred costs issue; confer with working group regarding same.	0.90 hrs
02/12/19	JMW	Confer with Torres regarding streetlighting; confer with Haney regarding same.	0.90 hrs
02/13/19	JMW	Confer with Torres regarding meeting issues; confer with Clay Electric regarding agreement structure; confer with Ma regarding lighting plans.	1.10 hrs
02/18/19	JMW	Meeting preparation; review agenda package materials; conference with staff.	1.50 hrs
02/19/19	JMW	Meeting preparation; attend regular board meeting by telephone.	2.30 hrs
02/20/19	JMW	Meeting follow-up.	0.50 hrs
02/26/19	JMW	Review proposed revised rate structure from Rentsch; review existing rates fees and charges.	0.70 hrs
02/28/19	LMF	Review website for regulatory compliance status; review website for ADA compliance.	0.10 hrs

Total fees for this matter \$1,990.50

MATTER SUMMARY

Walters, Jason M.	8.60 hrs	230 /hr	\$1,978.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES \$1,990.50

TOTAL CHARGES FOR THIS MATTER \$1,990.50

BILLING SUMMARY

Walters, Jason M.	8.60 hrs	230 /hr	\$1,978.00
Fiore, Lydia M. - Paralegal	0.10 hrs	125 /hr	\$12.50

TOTAL FEES	\$1,990.50
------------	------------

TOTAL CHARGES FOR THIS BILL	\$1,990.50
------------------------------------	-------------------

Please include the bill number on your check.



1707 Townhurst Dr.
Houston TX 77043
(800) 858-POOL (7665)
www.poolsure.com

Invoice

Date 4/1/2019

Invoice # 131295584717

Terms	Net 20
Due Date	4/21/2019
PO #	
Customer #	13GMS100

Bill To: GMS, LLC - Pine Ridge Plantation 475 W. Town Place, Suite 114 St. Augustine FL 32092	Ship To: GMS, LLC - Pine Ridge Plantation 4200 Pine Ridge Pkwy. Middleburg FL 32068
---	---

Item ID	Description	Qty	Units	Amount
WM-CHEM-BASE	Water Management Seasonal Billing Rate	1	ea	938.32
WM-SHED RENTAL	Monthly rental fee for storage shed	1	ea	10.00
Fuel Surcharge	Fuel/Environmental Transit Fee	1	ea	49.05

#54

RECEIVED
MAR 30 2019
BY: _____

C. Hall 3/29/19
Pool Chemicals
001.380.57200.46500

Total 997.37
Amount Due \$997.37

Remittance Slip

Customer
13GMS100
Invoice #
131295584717

Amount Due \$997.37

Amount Paid _____

Make Checks Payable To
Poolsure
PO Box 65372
Houston, TX 77255-5372



131295584717

Riverside Management Services, Inc

9655 Florida Mining Blvd West

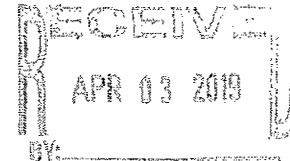
Suite 305

Jacksonville, FL 32257

Invoice

Date	Invoice #
4/1/2019	258

Bill To:
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092



P.O. No.	Terms	Project

Quantity	#73 Description	Rate	Amount
	Janitorial Services - April 2019 330,572,4620	645.00	645.00
	Pool Maintenance Services - April 2019 330,572,4640	1,008.33	1,008.33
	Operations Management Services - April 2019 330,572,3400	1,666.67	1,666.67
	Facility Management Services - April 2019 330,572,3410	4,243.58	4,243.58
		Total	\$7,563.58

RHW
4.1.19



ADVANCED DISPOSAL
CLAY COUNTY - PB
7580 PHILIPS HWY
JACKSONVILLE FL 32266

RECEIVED
APR 01 2019
BY:

Pay By Phone: 1-877-720-1583
Phone PIN: 1271152330000

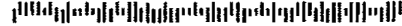
Advanced Disposal is a company bringing fresh ideas and solutions to a clean environment. How can we further help your business or home become greener and cleaner? Visit us at www.AdvancedDisposal.com.

Should you have questions about charges, please see the back of this invoice, call your service representative or go to www.AdvancedDisposal.com.

Thank you for your business!

RETURN SERVICE REQUESTED

000649 000000059



PINE RIDGE PLANTATION CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

Account Information

Account Number PB115233
Site Number 0000
Invoice Date March 31, 2019
Invoice Number PB0000943828

Account Summary

Previous Balance \$500.03
Payments/Adjustments -\$503.03
Current Invoice Amount \$493.32

Amount Due \$493.32

Due Date Upon Receipt

Invoice Breakdown

Current \$493.32
30 days - past due \$0.00
60 days - past due \$0.00
90 days - past due \$0.00

It's easy being Green... sign up
for ebill and auto pay at
<http://www.AdvancedDisposal.com/billpay>

Contact Us

(904) 783-7000
JacksonvilleFL@AdvancedDisposal.com

PB1903261001.bt-1297-000000059

Previous Balance

03/15/19 LOCKBOX AUTOMATED
03/15/19 LOCKBOX AUTOMATED

431
Service thru 03/31/19
370.57.463

\$500.03

-\$3.00
-\$500.03

Payments and Adjustments

-\$503.03

PINE RIDGE AMENITY CENTER (0001)
4200 PINE RIDGE PARKWAY MIDDLEBURG, FL

Date	Description	Reference	Qty	Unit Price	Amount
1.00	4.00YD:COMM FL TRASH (002)				
03/31/19	FUEL SURCHARGE	SC133058	1.00	39.89	39.89
03/31/19	ENVIRONMENTAL FEE	SC133057	1.00	69.12	69.12
03/31/19	TRASH STANDARD		1.00	288.00	288.00
	SERVICE:				
	04/01/19-04/30/19				
	Clay Co Franchise Fee		397.01		64.71
	SITE TOTAL				461.72
03/31/19	C ADMIN FEE	SC133784	1.00	7.00	7.00
03/31/19	COMPLIANCE AND	SC133785	1.00	22.75	22.75
	BUSINESS IMPACT				
	CHARGE				
	Clay Co Franchise Fee		29.75		4.85

How to Pay Your Bill

Online Bill Pay
Great for regular payments

Visit www.advanceddisposal.com/billpay to enroll in online bill pay methods.

With the Advanced Disposal online bill payment system, you are able to:

- Make a one-time payment
- Setup your account for automatic recurring payments

If you would like assistance, please contact us at 1-800-355-2108 and we will be happy to assist you in getting set up.

Pay by Mail
Best for sending a regular check

Please mail your check made payable to Advanced Disposal to address listed below.

Please do not send correspondence to this address.

Please assist us by including the remittance portion (the perforated bottom section of your invoice) along with your check or money order to ensure your payment is posted quickly and accurately.

Pay by Phone
Good for a one time payment

Call 1-877-720-1583 to make your payment by phone.

To ensure fastest service, please have your Phone PIN ready, which can be found at the top of your invoice.

We accept MasterCard, Visa, American Express and Discover. An automated voice service will process your payment. This option is ideal for making single payments.

PLEASE RETURN THIS PORTION WITH PAYMENT

Printed on recycled paper



ADVANCED DISPOSAL
CLAY COUNTY - PB
7580 PHILIPS HWY
JACKSONVILLE FL 32266

Please Send All Correspondence to Above Address



Please check box for address change and print new address on reverse side.

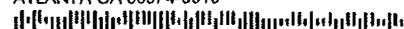
Due Date: Upon Receipt

Customer Billing Address:

PINE RIDGE PLANTATION CDD
5385 N NOB HILL ROAD
SUNRISE, FL 33351

Remit Payment To:
(Please do not send CASH via mail)

Advanced Disposal
Clay County - PB
PO BOX 743019
ATLANTA GA 30374-3019



IF PAYING BY CREDIT CARD, FILL OUT BELOW.		CHECK CARDUSING FOR PAYMENT	
CARD NUMBER	AMOUNT PAID	<input type="checkbox"/> VISA	
SIGNATURE	EXP. DATE	<input type="checkbox"/> MASTER CARD	
		<input type="checkbox"/> AMERICAN EXP.	
		<input type="checkbox"/> DISCOVER	
ACCOUNT # PB115233	INVOICE # PB0000943828	AMT. ENCLOSED	
INVOICE TOTAL \$496.32	BALANCE DUE \$493.32		

PB 115233 0000 033119 0000943826 00049632 00049332 4



PINE RIDGE PLANTATION CDD
5385 N NOB HILL RD
SUNRISE FL 33351-4761

PB1003201001.bt-1200-000000050

Account Information

Account Number	PB115233
Site Number	0000
Invoice Date	March 31, 2019
Invoice Number	PB0000043826

Page 3 of 3

Current Charges (Continued)



2

Current Charges	\$496.32
Amount Due	\$493.32



CCSO OFF-DUTY INVOICE

FOR:
joliver@gmsnf.com
prmgr@riversidemgtsvc.com

C. Hall 4/8/19
Security
001, 330, 57200, 34500



Pine Ridge CDD
GMS-SF, LLC
5385 N Nob Hill Road
Sunrise, FL 33351

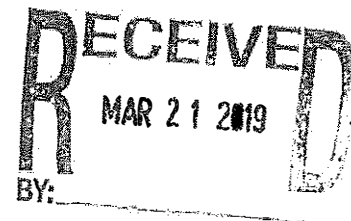
March 5, 2019
Project No: 03136.08000
Invoice No: 0189853

Project 03136.08000 Pine Ridge Cdd - Completion Report
Professional Services rendered through February 28, 2019
Professional Personnel

	Hours	Rate	Amount
Principal - Vice President			
Ma, Ka Tai 2/9/2019	3.00	245.00	735.00
Totals	3.00		735.00
Total Labor			735.00
Expenses			
Mileage			49.05
Total Expenses	1.15 times	49.05	56.41
Invoice Total this Period			\$791.41

Work Description:
Meetings with board and Clay Electric to determine lighting needs.

#8
Service thru
3/10/2019



England-Thim & Miller, Inc.
ENGINEERS • PLANNERS • SURVEYORS • GIS • LANDSCAPE ARCHITECTS
14770 Old St. Augustine Road • Jacksonville, Florida 32258 • Tel 904-642-9900 • Fax 904-642-9485
CA 0008504 LC-0000318



The Lake Doctors, Inc.
Aquatic Management Services

3543 State Road 419, Winter Springs, FL 32708
PH: 800-666-5253

INVOICE

Invoice #	423576
Account #	719342
Invoice Date	4/1/2019
Due Date	4/11/2019
Rep	ERW

Bill To PINE RIDGE PLANTATION CDD GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092
--

Invoice Questions: Lakes@lakedoctors.com Payment Questions: Payments@lakedoctors.com
--

P.O. No.	Terms	Invoice Date Reflects Month of Service Provided
	NET 10 DAYS	
Item	Description	Amount
	Monthly Water Maint Serv-R New agreement received 10/16/17 <div style="text-align: center;"> <i>#76</i> <i>C. Ash 4/5/19</i> <i>Lake Maintenance</i> <i>001,320,538.00, 46200</i> <i>46400</i> </div>	656.00
Customer Total Balance		\$656.00
Total Invoice		\$656.00

To help ensure prompt and accurate credit to your account, please include your account number and invoice number on your check and always include your remittance stub with your payment.

Please visit www.lakedoctors.com for your local office contact information.

PLEASE DETACH & RETURN THIS PORTION WITH PAYMENT

Bill To PINE RIDGE PLANTATION CDD GOVERNMENTAL MANAGEMENT SERVICES 475 WEST TOWN PLACE SUITE 114 ST AUGUSTINE, FLORIDA 32092
--

Amount Enclosed

Invoice #	423576
Account #	719342
Date	4/1/2019

Go Green! Contact us at Payments@lakedoctors.com to have your invoices emailed.

For address and contact updates, please email us at Frontdesk@lakedoctors.com.

The Lake Doctors, Inc.
3543 State Road 419
Winter Springs, FL 32708



IF PAYING BY CREDIT CARD, FILL OUT BELOW	
Mastercard	Visa American Express
Card #	
Card Verification #	
Exp. Date #	
Print Name	
Billing Address:	Check box if same as above
Signature	



Remit To: Clay County Sheriff's Office
PO Box 548/901 N. Orange Ave
Green Cove Springs, FL 32043
(904) 284-7575

Invoice Number: SSI08858
Invoice Date: 4/5/2019

Page: 1

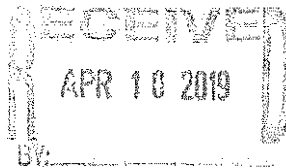
Attn: Fiscal - Accounts Receivable

Bill

To: PINE RIDGE PLANTATION CDD
475 W. TOWN PLACE SUITE 114
ST AUGUSTINE, FL 32258
BENADETLE PEREGRINO

Ship

To: PINE RIDGE PLANTATION CDD
475 W. TOWN PLACE SUITE 114
ST AUGUSTINE, FL 32258
BENADETLE PEREGRINO



Due Date 4/20/2019
Terms Net 15 Days

Customer ID C0000507
P.O. Number
P.O. Date 4/5/2019
Our Order No
SalesPerson

Item/Description	Unit	Order Qty	Quantity	Unit Price	Total Price
Fees-2nd Employment Admin Fee-MARCH 2019		20	20	5.00	100.00
Fees-2nd Employment Scheduling		3	3	25.00	75.00

#107
270592345

Amount Subject to Sales Tax US0
Amount Exempt from Sales Tax 175.00

Subtotal: 175.00
Invoice Discount: 0.00
Tax: 0.00

Total USD: 175.00

PINE RIDGE PLANTATION CDD	3/1/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	3/10/2019	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	3/16/2019	6531	EDMONSON, MATTHEW W	4.00
PINE RIDGE PLANTATION CDD	3/23/2019	6955	ANDERSON, JEFFREY K.	4.00
PINE RIDGE PLANTATION CDD	3/29/2019	6531	EDMONSON, MATTHEW W	4.00
			TOTAL	20.00

**CLAY
TODAY**3513 U.S. Hwy. 17 • Fleming Island, FL 32003
Phone: (904) 264-3200**Recorder**
Not your average newspaper, not your average reader1102 A1A North, Unit 108 • Ponte Vedra Beach, FL 32082
Phone: (904) 285-8831

Advertising Invoice

PINE RIDGE PLANTATION C.D.D.
475 W TOWN PL # 114
SAINT AUGUSTINE, FL 32092**Cust#:502790**
Ad#:297200
Phone#:904-001-0001
Date:03/18/2019**Salesperson: Clay Legals****Classification: Legal Notice****Ad Size: 1.0 x 4.60****Advertisement Information:**

Description	Start	Stop	Ins.	Cost/Day	Total
Clay Today	04/04/2019	04/04/2019	1	62.10	62.10

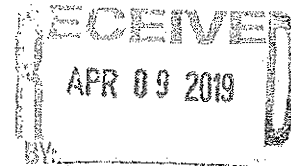
Payment Information:

Date:	Order#	Type
03/18/2019	297200	BILLED ACCOUNT

Total Amount: 62.10**Tax: 0.00****Amount Due: 62.10****Attention: Requests for credits or refunds for early cancellations must be made within 90 days.****Ad Copy****Notice of Meeting**

Pine Ridge Plantation
Community Development District
The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, April 16, 2019 at 6:00 p.m. at the Pine Ridge Plantation Amenity Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32088. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32082 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-855-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Ernesto Torres



PUBLISHER AFFIDAVIT
CLAY TODAY
 Published Weekly
 Orange Park, Florida

STATE OF FLORIDA
COUNTY OF CLAY:

Before the undersigned authority personally appeared Jon Cantrell, who on oath says that he is the publisher of the "Clay Today" a newspaper published weekly at Orange Park in Clay County, Florida; that the attached copy of advertisement being a

NOTICE OF MEETING

in the matter of

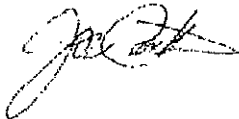
APRIL MEETING

LEGAL: 43722 ORDER: 297200

was published in said newspaper in the issues:

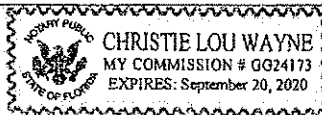
04/04/2019

Affiant further says that said "Clay Today" is a newspaper published at Orange Park, in said Clay County, Florida, and that the said newspaper has heretofore been continuously published in said Clay County, Florida, weekly, and has been entered as Periodical material matter at the post office in Orange Park, in said Clay County, Florida, for period of one year next proceeding the first publication of the attached copy of advertisement; and affiant further says that he has neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.



Sworn to me and subscribed before me **04/04/2019**.

Christie Lou Wayne
 NOTARY PUBLIC, STATE OF FLORIDA



3515 US HWY 17 Suite A, Fleming Island FL 32003
 Telephone (904) 264-3200 - FAX (904) 264-3285
 E-Mail: Christie@opcfla.com

Notice of Meeting
Pine Ridge Plantation
 Community Development District
 The regular meeting of the Board of Supervisors of the Pine Ridge Plantation Community Development District will be held on Tuesday, April 16, 2019 at 6:00 p.m. at the Pine Ridge Plantation Assembly Center, 4200 Pine Ridge Parkway, Middleburg, Florida 32068. The meeting is open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. A copy of the agenda for this meeting may be obtained from the District Manager, at 475 West Town Place, Suite 114, St. Augustine, FL 32092 (and phone (904) 940-5850). This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (904) 940-5850 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
 Ernesto Torres
 District Manager
 Legal 43722 published April 4, 2019
 in Clay County's Clay Today newspaper

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
4/15/2019	259

Bill To
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092

REC'D APR 22 2019

		P.O. No.	Terms	Project
Quantity	Description	Rate		Amount
	Facility Maintenance March 1 - March 31, 2019	3,536.38		3,536.38
	Maintenance Supplies	1,748.26		1,748.26
	#7)			
	G. F. M.	\$1,250.00		
	330,572,4600			
	Gen. Facility Maint - Mar/19			
	R/M - Grounds	\$1,288.00		
	320,538,4600			
	Repairs / Replace	\$1,584.00		
	330,572,4610			
	Contingency	\$835.00		
	330,572,4900			
	Office Supplies	\$252.64		
	330,572,51			
	Janitorial Supplies	\$75.00		
	330,572,46201			
Total				\$5,284.64

RMW
4,18,19

RMS

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
MAINTENANCE BILLABLE HOURS
FOR THE MONTH OF MARCH 2019**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/1/19	3	L.F.	Checked, changed and restocked dog waste receptacles, blow off pool deck, removed debris around amenity center, roadways and common areas
3/4/19	3	L.F.	Checked, changed and restocked dog waste receptacles, removed debris around amenities center, common areas and roadways; purchased supplies
3/6/19	4	J.L.	Inspected and cleaned all lakes and outfalls (Used Gator and Large Trailer)
3/8/19	4	L.F.	Inspected and cleaned all lakes and outfalls (Used Gator and Large Trailer)
3/8/19	3	L.F.	Inspected Playground for Wasp Nests; Organized and straightened up pool furniture; removed debris around amenities center, common areas, roadways, playground and soccer field;
3/11/19	3	L.F.	Organized and straightened up pool furniture; Removed debris around amenities center, common areas, roadways, pool deck; checked, changed and restocked dog waste receptacles;
3/11/19	8	R.M.	Repaired the chips in the fiberglass slide, purchased supplies
3/12/19	10	B.L.	Pickup supplies - sandpaper, brushes, rollers; Prep. Sand and paint pool features
3/12/19	6	L.F.	Prepped and painted spray feature
3/12/19	8	G.S.	Prepped and painted spray feature
3/13/19	8	L.F.	Painted ballards on sides of spray ground feature, painted slide stairs
3/14/19	3	C.P.	Assisted in painting waterslide stairs
3/14/19	3	L.F.	Pressure washed waterslide
3/15/19	4	L.F.	Waxed slide, straightened pool furniture, removed trash around common areas & roadways
3/16/19	3	L.F.	Removed debris from pool deck and playground, emptied dog waste receptacles, removed from around Amenity Center, common areas and roadways
3/20/19	4	S.A.	Inspected and cleaned all lakes and outfalls (Used Gator and Large Trailer)
3/20/19	4	J.L.	Inspected and cleaned all lakes and outfalls (Used Gator and Large Trailer)
3/22/19	3	L.F.	Removed trash and debris around common areas, straightened pool furniture, blow off pool deck, patio and walkways, checked, changed and restocked dog waste receptacles
3/26/19	4	C.P.	Removed debris from roadways, common areas, parks and pool deck; straightened pool furniture; Check lights and replaced light bulbs; Checked, changed and restocked dog waste receptacles
3/26/19	4	L.F.	Removed debris from roadways, common areas, parks and pool deck; straightened pool furniture; Checked lights and replaced light bulbs; Checked, changed and restocked dog waste receptacles; purchased cleaning supplies
3/29/19	3	C.P.	Removed debris from around amenity center, common areas and roadways, organized pool deck furniture; removed debris around pool deck and blow off pool deck; emptied trash cans or pool deck; removed dog trash can receptacles
TOTAL	95		
MILES	476		*Mileage is reimbursable per section 112.081 Florida Statutes Mileage Rate 2009-0.445

MAINTENANCE BILLABLE PURCHASES

Period Ending 04/05/19

<u>DISTRICT</u>	<u>DATE</u>	<u>SUPPLIES</u>	<u>PRICE</u>	<u>EMPLOYEE</u>
PR				
PINE RIDGE				
	3/4/19	Chamlin	21.82	L.F.
	3/4/19	Spraypaint Hunter Green (2)	10.30	L.F.
	3/4/19	Microsoft Office for Computer	188.88	A.F.
	3/6/19	John Deere Gator - rental	70.00	S.A.
	3/11/19	Foam Ring	64.39	L.F.
	3/11/19	Foam Ring	64.39	L.F.
	3/11/19	6" mini roller tray (8)	17.20	B.L.
	3/11/19	Sash paint brush (4)	27.00	B.L.
	3/11/19	Wiping Cloths	4.57	C.H.
	3/11/19	Bondo glass	16.07	C.H.
	3/11/19	Putty knife	3.42	C.H.
	3/11/19	2 1/2 qt. mixing lids (3)	3.38	C.H.
	3/11/19	3M fine sanding block	5.73	C.H.
	3/11/19	3M 80 grit sanding block	5.72	C.H.
	3/12/19	5" 150 Grit Sand Disks (9)	36.72	B.L.
	3/12/19	2" Painter Tape (2)	16.08	B.L.
	3/12/19	Paint Brush 3" Poly (6)	6.83	B.L.
	3/12/19	Dust Mask (5pk)	2.29	B.L.
	3/12/19	4" Foam Mini Rollers (2)	5.73	B.L.
	3/13/19	Bubbly Beach Toilet Cleaner	3.99	L.F.
	3/13/19	Atwick (5pk) 2	23.67	L.F.
	3/13/19	Pail Liners (6 pack)	4.57	L.F.
	3/13/19	Short Cut Brush (2)	13.60	L.F.
	3/13/19	1.0 Flat Brush	2.23	L.F.
	3/14/19	Markers for Dry Erase	12.27	A.F.
	3/14/19	Dry Erase Board	12.28	A.F.
	3/15/19	Microfiber towels	11.48	L.F.
	3/15/19	QuickWax 3 @ \$11.47	34.40	L.F.
	3/18/19	Resellable combo cable	17.23	L.F.
	3/20/19	John Deere Gator - rental	70.00	S.A.
	3/20/19	Black Printer Ink	50.99	M.C.
	3/20/19	Envelopes (box of 250)	31.81	M.C.
	3/20/19	Legal Pads (12pk)	12.98	M.C.
	3/20/19	3" Binder (2)	25.97	M.C.
	3/20/19	4" Binder (2)	40.23	M.C.
	3/20/19	Sheet Protectors (box of 100)	18.39	M.C.
	3/20/19	Multicolored Dividers (2)	4.68	M.C.
	3/20/19	Copy Paper (Case of 10 Reams)	65.54	M.C.
	3/26/19	Chamlin (2)	43.63	L.F.
	3/28/19	Computer for Gate Attendants	646.21	A.F.
	3/28/19	Gas for JD Gator	11.26	S.A.
	3/29/19	Heavy Duty Trashbags	21.78	S.A.

TOTAL \$1,748.26

Riverside Management Services, Inc

9655 Florida Mining Blvd West
Suite 305
Jacksonville, FL 32257

Invoice

Date	Invoice #
3/31/2019	260

Bill To
Pine Ridge Plantation 475 West Town Place Suite 114 St. Augustine, FL 32092

REC'D APR 22 2019

		P.O. No.	Terms	Project

Quantity	Description	Rate	Amount
92.16	Lifeguard Services - March 2019 #73 330,572,3420	16.00	1,474.56
		Total	\$1,474.56

RHW
4/17/19

Riverside Management Services, Inc.
9655 Florida Mining Blvd., Building 300, Suite 305, Jacksonville, Florida 32257

PINE RIDGE PLANTATION CDD

LIFEGUARD INVOICE DETAIL

Quantity	Description	Rate	Amount
92.16	Lifeguard Services	\$ 16.00	\$ 1,474.56

Covers Period: March 2019

Lifeguard/Deck Monitor #330-572-34200

**PINE RIDGE PLANTATION COMMUNITY DEVELOPMENT DISTRICT
LIFEGUARD/DECK MONITOR BILLABLE HOURS**

<u>Date</u>	<u>Hours</u>	<u>Employee</u>	<u>Description</u>
3/16/19	3.08	E.A.	Gate Monitor
3/16/19	3.03	A.W.	Gate Monitor
3/16/19	3	K.W.	Gate Monitor
3/16/19	3.18	T.M.	Lifeguard
3/16/19	4.04	S.H.	Lifeguard
3/16/19	4.93	J.S.	Lifeguard
3/16/19	5.1	A.S.	Lifeguard
3/17/19	2.55	A.W.	Gate Monitor
3/17/19	2.97	K.W.	Gate Monitor
3/17/19	2.47	T.M.	Lifeguard
3/17/19	2	S.H.	Lifeguard
3/17/19	2.3	J.S.	Lifeguard
3/23/19	3.03	A.W.	Gate Monitor
3/23/19	3.05	K.W.	Gate Monitor
3/23/19	3.12	M.S.	Gate Monitor
3/23/19	5.21	S.H.	Lifeguard
3/23/19	5.73	J.T.	Lifeguard
3/23/19	5.48	J.S.	Lifeguard
3/23/19	3	E.M.	Lifeguard
3/24/19	3	A.W.	Gate Monitor
3/24/19	2.23	K.W.	Gate Monitor
3/24/19	3	M.S.	Gate Monitor
3/24/19	5.02	S.H.	Lifeguard
3/24/19	6.07	J.T.	Lifeguard
3/24/19	5.57	E.M.	Lifeguard

GRAND TOTAL 92.16

Lifeguarding 60.10
Gate Monitor 32.06